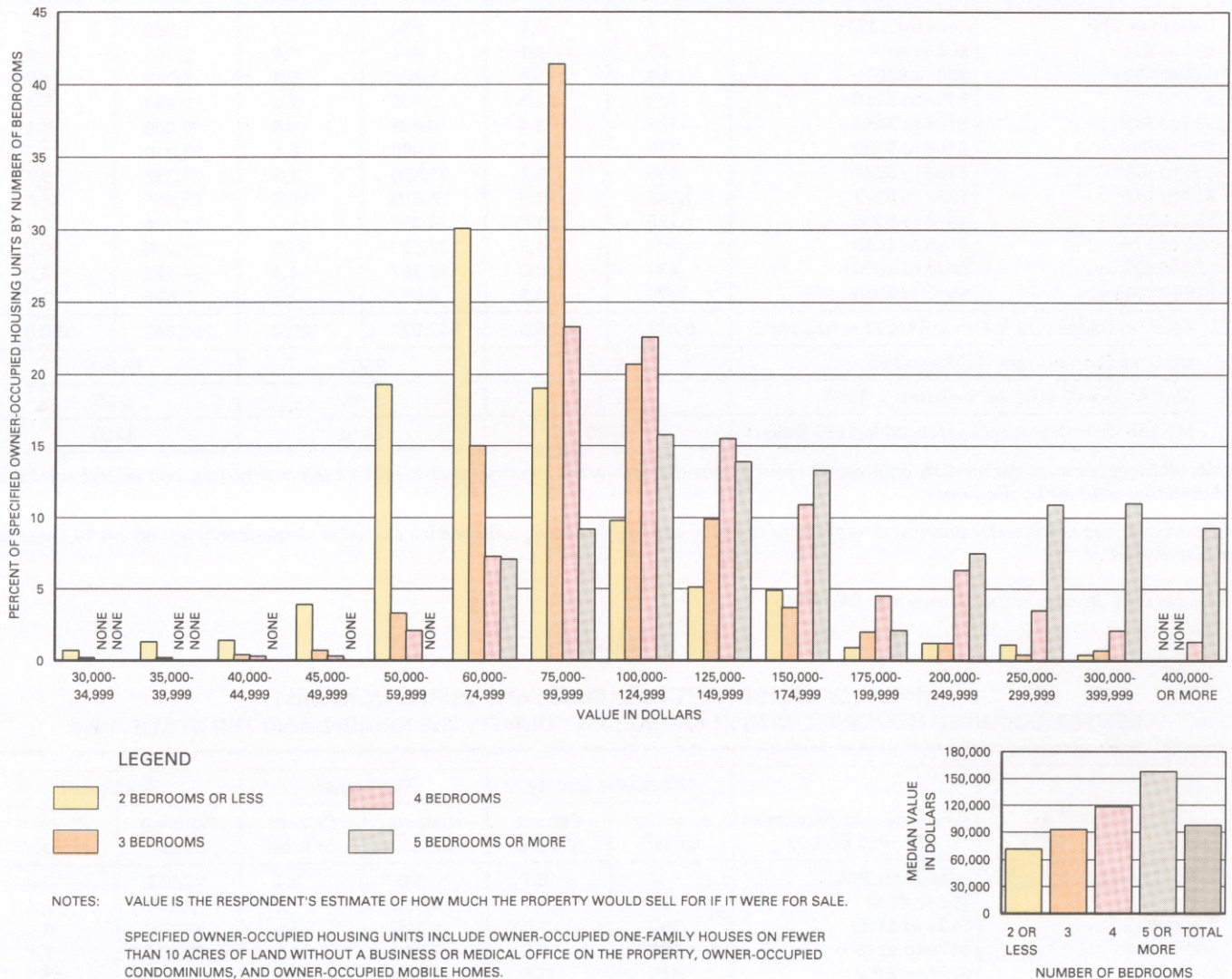


Figure 64

VALUE BY NUMBER OF BEDROOMS FOR SPECIFIED
OWNER-OCCUPIED HOUSING UNITS IN WAUKESHA COUNTY: 1990



Source: U. S. Bureau of the Census, Public Microdata Samples, and SEWRPC.

State, since 1960, and those relative differences in housing costs appear to have intensified since then.

HOUSING NEED

Housing need is an important consideration in the formulation of the Waukesha County development plan and is described in this section of the chapter. The housing objectives, principles, and standards, set forth in Chapter IX of the County development plan, essentially define households in housing need as those which occupy overcrowded¹⁰ or substan-

¹⁰Housing units are considered overcrowded if the number of persons in the household exceeds the number of rooms, 1.01 or more persons per room. For purposes of this standard, "rooms" includes living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, and enclosed porches suitable for year-round use. Excluded are bathrooms, halls or foyers, utility rooms, unfinished attics or basements, and other unfinished space used for storage.

Table 87

**MONTHLY GROSS RENT FOR URBAN AND RURAL-NONFARM
RENTER-OCCUPIED HOUSING UNITS IN WAUKESHA COUNTY, THE REGION, AND THE STATE: 1950**

Gross Rent ^a as Reported in 1950	Gross Rent as Expressed in 1990 Dollars	Waukesha County		The Region		The State	
		Housing Units ^b	Percent of Total	Housing Units ^b	Percent of Total	Housing Units ^b	Percent of Total
Less than \$10	Less than \$57	4	0.1	574	0.4	1,303	0.5
\$10 to \$14	\$57 to \$79	23	0.4	811	0.6	2,791	1.0
\$15 to \$19	\$80 to \$107	61	1.1	1,306	0.9	5,263	1.9
\$20 to \$24	\$108 to \$136	123	2.3	2,962	2.0	9,834	3.5
\$25 to \$29	\$137 to \$164	181	3.4	4,463	3.0	15,008	5.3
\$30 to \$34	\$165 to \$193	330	6.1	7,898	5.4	22,210	7.9
\$35 to \$39	\$194 to \$221	495	9.1	11,570	7.9	27,352	9.7
\$40 to \$49	\$222 to \$277	1,242	22.9	28,885	19.6	59,955	21.3
\$50 to \$59	\$278 to \$334	1,180	21.8	28,692	19.5	51,104	18.1
\$60 to \$74	\$335 to \$419	1,101	20.3	37,698	25.6	54,775	19.5
\$75 to \$99	\$420 to \$560	489	9.0	16,707	11.4	24,122	8.6
\$100 or More	\$560 or More	188	3.5	5,507	3.7	7,625	2.7
Total: Units for Which Gross Rent Was Reported		5,417	100.0	147,073	100.0	281,342	100.0
No Cash Rent or Rent Not Reported		939		9,971		33,616	
Median Gross Rent: As Reported in 1950		\$ 50		\$ 55		\$ 50	
Median Gross Rent: As Expressed in 1990 Dollars		\$290		\$310		\$280	

^aMonthly gross rent is the monthly contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water) and fuels if these are paid for by the renter.

^bGross rent was reported for urban and rural-nonfarm renter-occupied housing units, which excludes single-family homes on 10 acres or more of land.

Source: U. S. Bureau of the Census and SEWRPC.

Table 88

**MONTHLY GROSS RENT FOR URBAN AND RURAL-NONFARM
RENTER-OCCUPIED HOUSING UNITS IN WAUKESHA COUNTY, THE REGION, AND THE STATE: 1960**

Gross Rent ^a as Reported in 1960	Gross Rent as Expressed in 1990 Dollars	Waukesha County		The Region		The State	
		Housing Units ^b	Percent of Total	Housing Units ^b	Percent of Total	Housing Units ^b	Percent of Total
Less Than \$20	Less Than \$92	7	0.1	143	0.1	1,372	0.4
\$20 to \$29	\$92 to \$132	85	1.1	2,350	1.4	7,394	2.3
\$30 to \$39	\$133 to \$178	150	1.9	5,205	3.0	15,198	4.8
\$40 to \$49	\$179 to \$223	289	3.6	7,718	4.5	22,771	7.1
\$50 to \$59	\$224 to \$269	449	5.6	11,146	6.4	32,012	10.0
\$60 to \$69	\$270 to \$315	739	9.2	18,337	10.6	41,223	12.9
\$70 to \$79	\$316 to \$360	1,059	13.2	23,031	13.3	43,850	13.8
\$80 to \$99	\$361 to \$452	2,150	26.8	51,488	29.7	79,288	24.9
\$100 to \$119	\$453 to \$543	1,754	21.9	32,408	18.7	45,313	14.2
\$120 to \$149	\$544 to \$680	894	11.2	16,367	9.4	22,972	7.2
\$150 to \$199	\$680 to \$909	339	4.2	4,063	2.3	5,997	1.9
\$200 or More	\$910 or More	101	1.2	1,043	0.6	1,656	0.5
Total: Units for Which Gross Rent Was Reported		8,016	100.0	173,299	100.0	319,046	100.0
No Cash Rent or Rent Not Reported		691		6,076		21,292	
Median Gross Rent: As Reported in 1960		\$ 90		\$ 90		\$ 80	
Median Gross Rent: As Expressed in 1990 Dollars		\$420		\$400		\$360	

^aMonthly gross rent is the monthly contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water) and fuels if these are paid for by the renter.

^bGross rent was reported for urban and rural-nonfarm renter-occupied housing units, which excludes single-family homes on 10 acres or more of land.

Source: U. S. Bureau of the Census and SEWRPC.

Table 89

**MONTHLY GROSS RENT FOR SPECIFIED RENTER-OCCUPIED
HOUSING UNITS IN WAUKESHA COUNTY, THE REGION, AND THE STATE: 1970**

Gross Rent ^a as Reported in 1970	Gross Rent as Expressed in 1990 Dollars	Waukesha County		The Region		The State	
		Housing Units ^b	Percent of Total	Housing Units ^b	Percent of Total	Housing Units ^b	Percent of Total
Less than \$30	Less than \$105	0	0.0	326	0.2	1,565	0.4
\$30 to \$39	\$105 to \$139	24	0.2	1,153	0.6	5,383	1.5
\$40 to \$49	\$140 to \$174	94	0.9	4,584	2.4	10,931	3.0
\$50 to \$59	\$175 to \$209	151	1.4	4,131	2.1	12,815	3.5
\$60 to \$69	\$210 to \$249	324	3.0	6,681	3.4	18,515	5.1
\$70 to \$79	\$250 to \$279	344	3.2	9,264	4.8	23,725	6.5
\$80 to \$99	\$280 to \$349	1,016	9.4	30,884	15.9	63,949	17.5
\$100 to \$119	\$350 to \$424	1,508	14.0	39,623	20.3	68,559	18.8
\$120 to \$149	\$425 to \$529	3,021	28.0	49,522	25.4	81,040	22.2
\$150 to \$199	\$530 to \$709	2,957	27.4	37,576	19.3	60,649	16.6
\$200 to \$249	\$710 to \$884	880	8.1	7,943	4.1	12,734	3.5
\$250 to \$299	\$885 to \$1,064	306	2.8	1,820	0.9	3,115	0.9
\$300 or More	\$1,065 or More	173	1.6	1,241	0.6	1,910	0.5
Total: Units for Which Gross Rent Was Reported		10,798	100.0	194,748	100.0	364,890	100.0
No Cash Rent or Rent Not Reported		797		6,671		19,638	
Median Gross Rent: As Reported in 1970		\$140		\$120		\$115	
Median Gross Rent: As Expressed in 1990 Dollars		\$500		\$430		\$410	

^aMonthly gross rent is the monthly contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water) and fuels if these are paid for by the renter.

^bGross rent was reported for specified renter-occupied housing units, which excludes single-family homes on 10 acres or more of land.

Source: U. S. Bureau of the Census and SEWRPC.

Table 90

**MONTHLY GROSS RENT FOR SPECIFIED RENTER-OCCUPIED
HOUSING UNITS IN WAUKESHA COUNTY, THE REGION, AND THE STATE: 1980**

Gross Rent ^a as Reported in 1980	Gross Rent as Expressed in 1990 Dollars	Waukesha County		The Region		The State	
		Housing Units ^b	Percent of Total	Housing Units ^b	Percent of Total	Housing Units ^b	Percent of Total
Less than \$60	Less than \$95	112	0.6	1,454	0.6	4,523	1.0
\$60 to \$79	\$95 to \$124	291	1.6	5,173	2.3	13,480	2.8
\$80 to \$99	\$125 to \$159	205	1.1	4,204	1.8	11,611	2.4
\$100 to \$119	\$160 to \$189	182	1.0	4,488	2.0	12,673	2.7
\$120 to \$149	\$190 to \$239	399	2.2	10,028	4.4	28,121	5.9
\$150 to \$169	\$240 to \$269	461	2.6	10,527	4.6	28,254	6.0
\$170 to \$199	\$270 to \$319	908	5.0	23,363	10.2	56,256	11.9
\$200 to \$249	\$320 to \$399	2,976	16.5	54,756	24.0	121,192	25.6
\$250 to \$299	\$400 to \$479	4,160	23.1	53,408	23.4	97,975	20.7
\$300 to \$349	\$480 to \$559	3,545	19.6	32,367	14.2	53,837	11.4
\$350 to \$399	\$560 to \$639	2,177	12.1	14,923	6.5	24,211	5.1
\$400 to \$499	\$640 to \$799	1,814	10.1	10,037	4.4	16,416	3.5
\$500 or More	\$800 or More	817	4.5	3,464	1.5	5,693	1.2
Total: Units for Which Gross Rent Was Reported		18,047	100.0	228,192	100.0	474,242	100.0
No Cash Rent or Rent Not Reported		657		5,946		20,041	
Median Gross Rent: As Reported in 1980		\$290		\$250		\$230	
Median Gross Rent: As Expressed in 1990 Dollars		\$470		\$400		\$370	

^aMonthly gross rent is the monthly contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water) and fuels if these are paid for by the renter.

^bGross rent was reported for specified renter-occupied housing units, which excludes single-family homes on 10 acres or more of land.

Source: U. S. Bureau of the Census and SEWRPC.

Table 91

**MONTHLY GROSS RENT FOR SPECIFIED RENTER-OCCUPIED
HOUSING UNITS IN WAUKESHA COUNTY, THE REGION, AND THE STATE: 1990**

Gross Rent ^a as Reported in 1990	Gross Rent as Expressed in 1990 Dollars	Waukesha County		The Region		The State	
		Housing Units ^b	Percent of Total	Housing Units ^b	Percent of Total	Housing Units ^b	Percent of Total
Less than \$100	Less than \$100	83	0.4	1,335	0.5	3,940	0.7
\$100 to \$149	\$100 to \$149	462	2.0	9,245	3.6	23,687	4.2
\$150 to \$199	\$150 to \$199	477	2.1	7,563	3.0	23,972	4.2
\$200 to \$249	\$200 to \$249	460	2.0	9,722	3.8	33,918	6.0
\$250 to \$299	\$250 to \$299	443	1.9	14,604	5.7	49,944	8.8
\$300 to \$349	\$300 to \$349	818	3.6	22,986	9.1	67,974	12.1
\$350 to \$399	\$350 to \$399	1,395	6.1	32,201	12.7	79,801	14.1
\$400 to \$449	\$400 to \$449	2,123	9.3	37,462	14.7	77,926	13.8
\$450 to \$499	\$450 to \$499	2,695	11.7	35,382	13.9	64,263	11.4
\$500 to \$549	\$500 to \$549	3,076	13.4	26,480	10.4	46,058	8.2
\$550 to \$649	\$550 to \$649	5,043	22.0	31,392	12.4	50,911	9.0
\$650 to \$749	\$650 to \$749	3,014	13.1	14,686	5.8	23,316	4.1
\$750 to \$999	\$750 to \$999	2,318	10.1	9,166	3.6	14,968	2.7
\$1,000 or More	\$1,000 or More	530	2.3	2,060	0.8	3,844	0.7
Total: Units for Which Gross Rent Was Reported		22,937	100.0	254,284	100.0	564,522	100.0
No Cash Rent or Rent Not Reported		614		4,836		17,849	
Median Gross Rent: As Reported in 1990		\$540		\$440		\$400	
Median Gross Rent: As Expressed in 1990 Dollars		\$540		\$440		\$400	

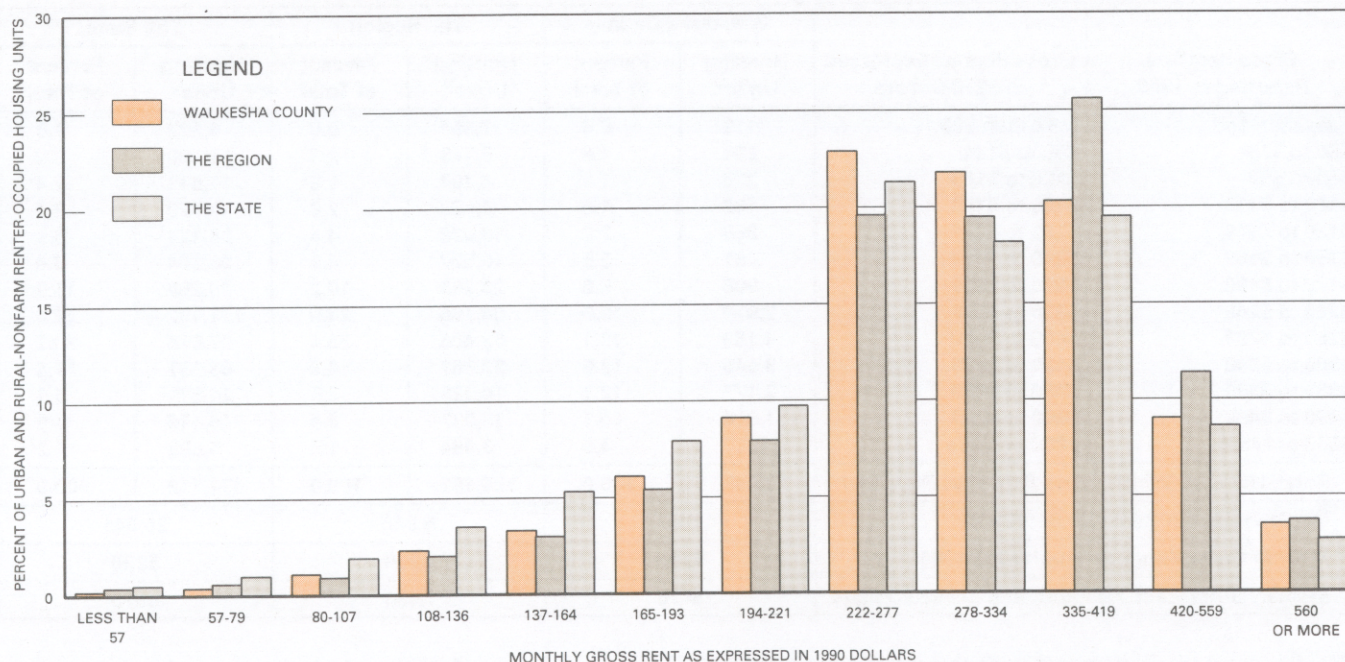
^aMonthly gross rent is the monthly contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water) and fuels if these are paid for by the renter.

^bGross rent was reported for specified renter-occupied housing units, which excludes single-family homes on 10 acres or more of land.

Source: U. S. Bureau of the Census and SEWRPC.

Figure 65

**MONTHLY GROSS RENT FOR URBAN AND RURAL-NONFARM RENTER-OCCUPIED
HOUSING UNITS IN WAUKESHA COUNTY, THE REGION, AND THE STATE: 1990**



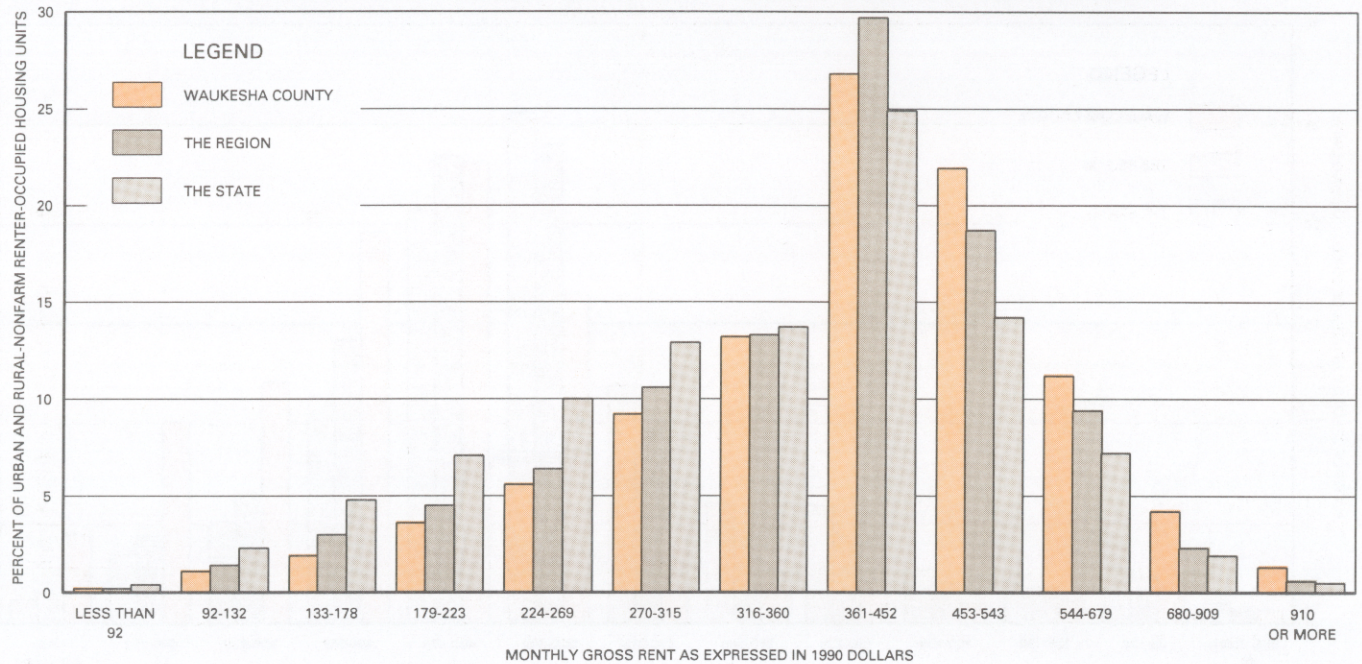
NOTES: MONTHLY GROSS RENT IS THE MONTHLY CONTRACT RENT PLUS THE ESTIMATED AVERAGE MONTHLY COST OF UTILITIES (ELECTRICITY, GAS, AND WATER) AND FUELS IF THESE ARE PAID FOR BY THE RENTER.

URBAN AND RURAL-NONFARM RENTER-OCCUPIED HOUSING UNITS EXCLUDES SINGLE-FAMILY HOMES ON 10 ACRES OR MORE OF LAND.

Source: U. S. Bureau of the Census and SEWRPC.

Figure 66

MONTHLY GROSS RENT FOR URBAN AND RURAL-NONFARM RENTER-OCCUPIED HOUSING UNITS IN WAUKESHA COUNTY, THE REGION, AND THE STATE: 1960



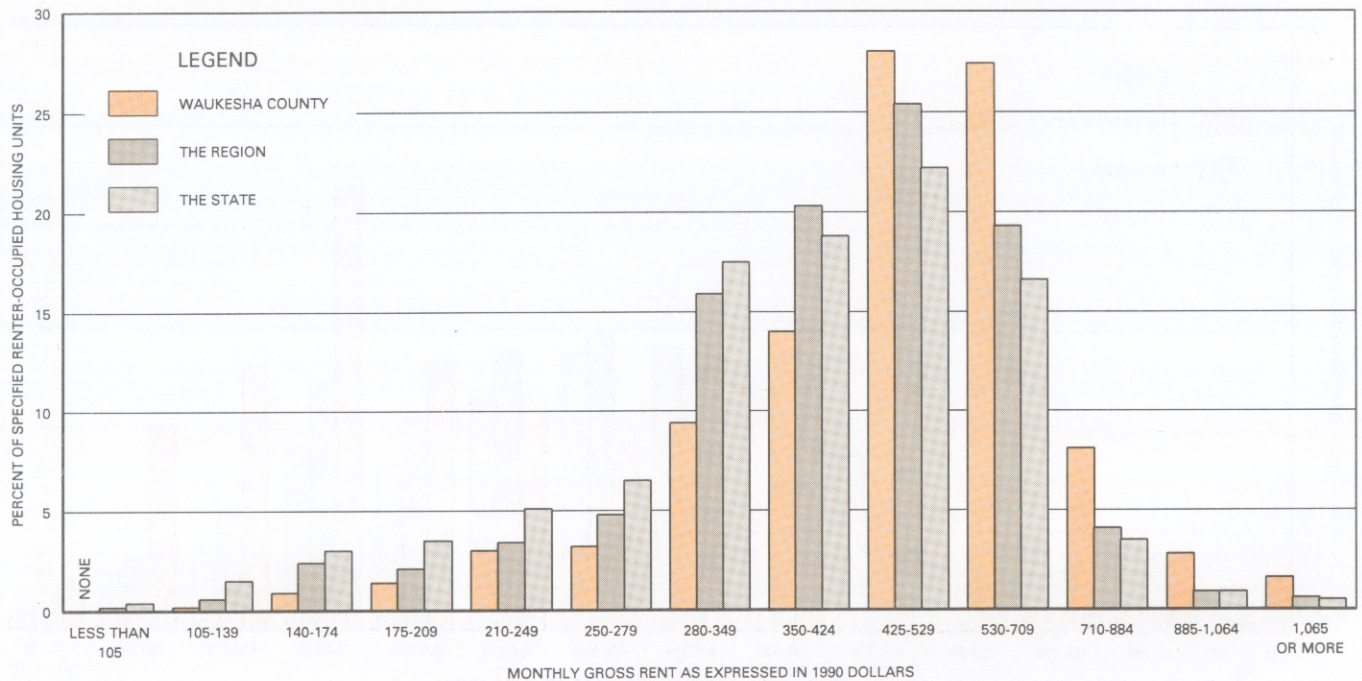
NOTES: MONTHLY GROSS RENT IS THE MONTHLY CONTRACT RENT PLUS THE ESTIMATED AVERAGE MONTHLY COST OF UTILITIES (ELECTRICITY, GAS, AND WATER) AND FUELS IF THESE ARE PAID FOR BY THE RENTER.

URBAN AND RURAL-NONFARM RENTER-OCCUPIED HOUSING UNITS EXCLUDES SINGLE-FAMILY HOMES ON 10 ACRES OR MORE OF LAND.

Source: U. S. Bureau of the Census and SEWRPC.

Figure 67

MONTHLY GROSS RENT FOR SPECIFIED RENTER-OCCUPIED HOUSING UNITS IN WAUKESHA COUNTY, THE REGION, AND THE STATE: 1970



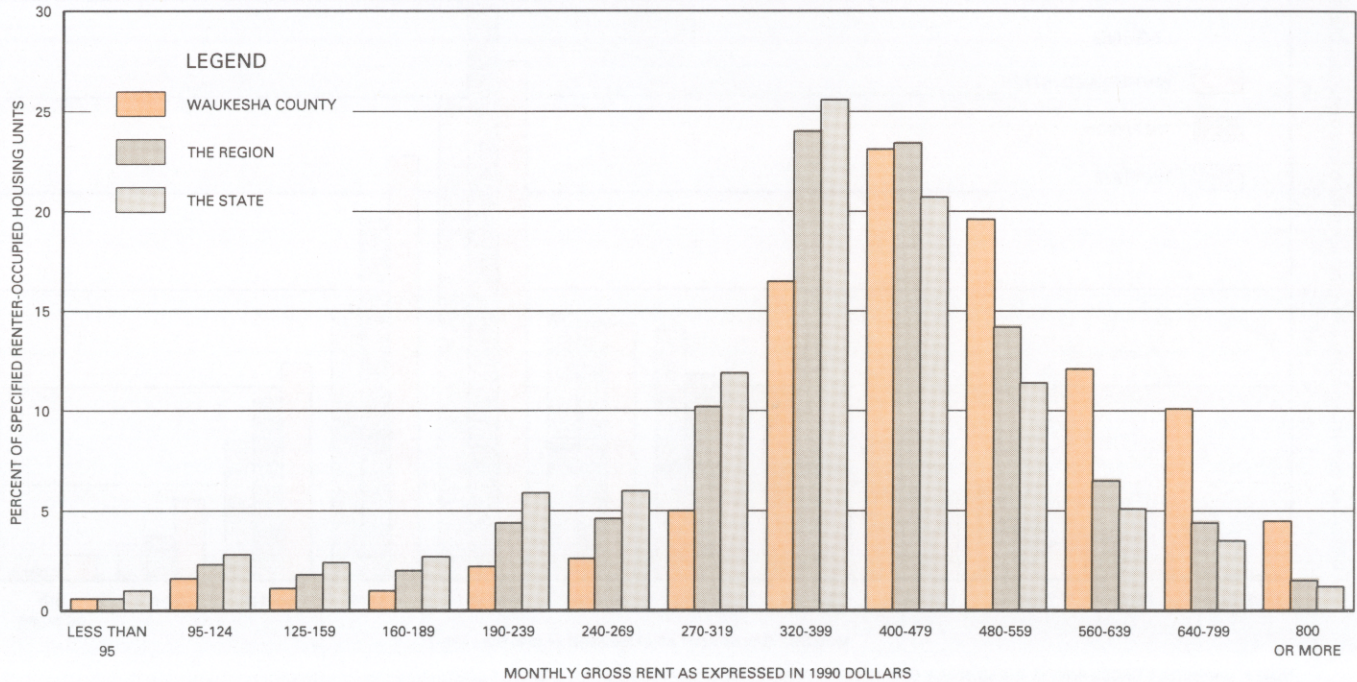
NOTES: MONTHLY GROSS RENT IS THE MONTHLY CONTRACT RENT PLUS THE ESTIMATED AVERAGE MONTHLY COST OF UTILITIES (ELECTRICITY, GAS, AND WATER) AND FUELS IF THESE ARE PAID FOR BY THE RENTER.

SPECIFIED RENTER-OCCUPIED HOUSING UNITS EXCLUDES SINGLE-FAMILY HOMES ON 10 ACRES OR MORE OF LAND.

Source: U. S. Bureau of the Census and SEWRPC.

Figure 68

**MONTHLY GROSS RENT FOR SPECIFIED RENTER-OCCUPIED
HOUSING UNITS IN WAUKESHA COUNTY, THE REGION, AND THE STATE: 1980**



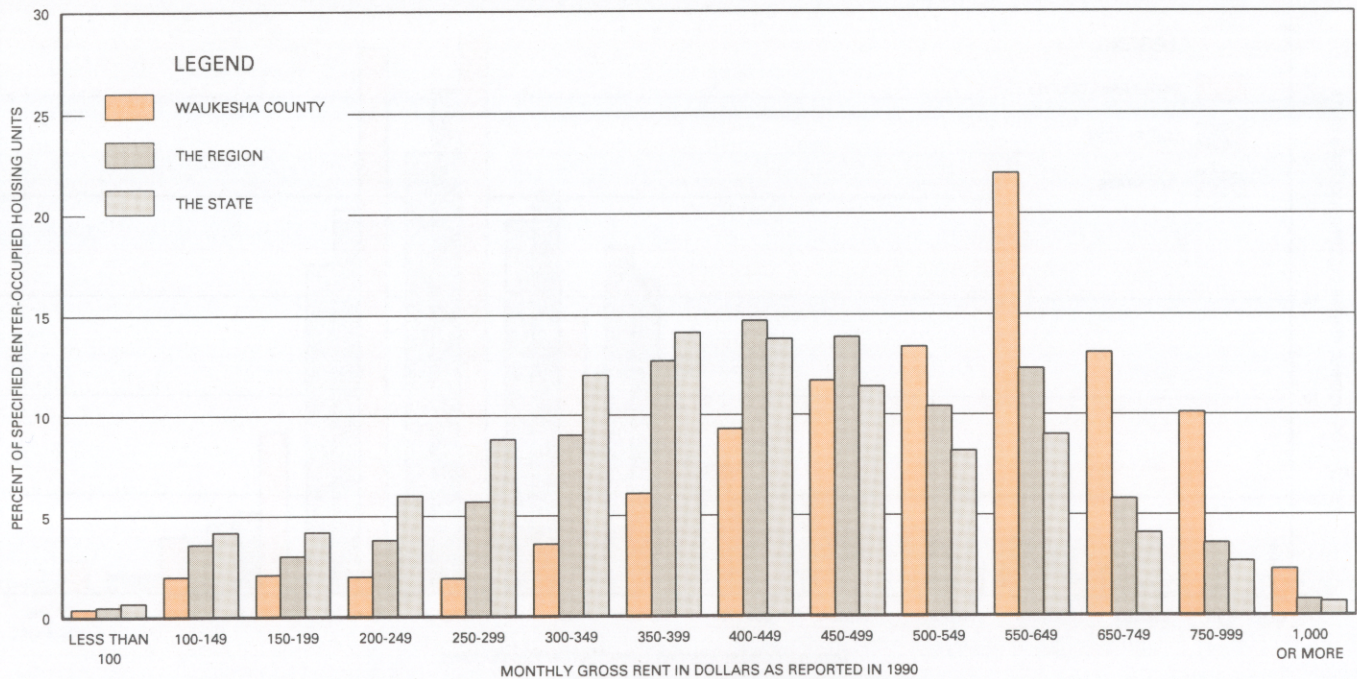
NOTES: MONTHLY GROSS RENT IS THE MONTHLY CONTRACT RENT PLUS THE ESTIMATED AVERAGE MONTHLY COST OF UTILITIES (ELECTRICITY, GAS, AND WATER) AND FUELS IF THESE ARE PAID FOR BY THE RENTER.

SPECIFIED RENTER-OCCUPIED HOUSING UNITS EXCLUDES SINGLE-FAMILY HOMES ON 10 ACRES OR MORE OF LAND.

Source: U. S. Bureau of the Census and SEWRPC.

Figure 69

**MONTHLY GROSS RENT FOR SPECIFIED RENTER-OCCUPIED
HOUSING UNITS IN WAUKESHA COUNTY, THE REGION, AND THE STATE: 1990**



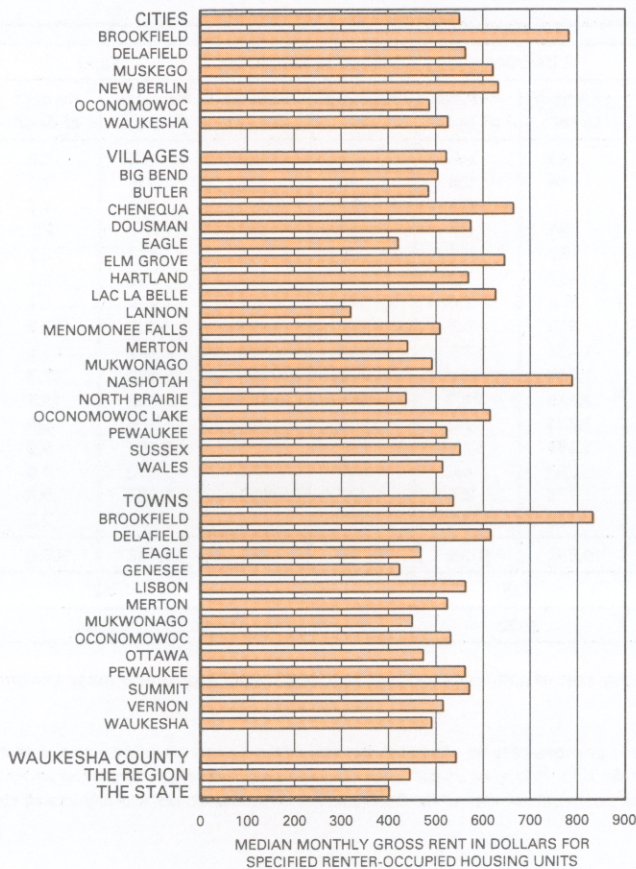
NOTES: MONTHLY GROSS RENT IS THE MONTHLY CONTRACT RENT PLUS THE ESTIMATED AVERAGE MONTHLY COST OF UTILITIES (ELECTRICITY, GAS, AND WATER) AND FUELS IF THESE ARE PAID FOR BY THE RENTER.

SPECIFIED RENTER-OCCUPIED HOUSING UNITS EXCLUDES SINGLE-FAMILY HOMES ON 10 ACRES OR MORE OF LAND.

Source: U. S. Bureau of the Census and SEWRPC.

Figure 70

**MEDIAN MONTHLY GROSS RENT FOR
SPECIFIED RENTER-OCCUPIED HOUSING
UNITS IN WAUKESHA COUNTY BY CIVIL
DIVISION, THE REGION, AND THE STATE: 1990**



NOTE: MONTHLY GROSS RENT IS THE MONTHLY CONTRACT RENT PLUS THE ESTIMATED AVERAGE MONTHLY COST OF UTILITIES (ELECTRICITY, GAS, AND WATER) AND FUELS IF THESE ARE PAID FOR BY THE RENTER.

SPECIFIED RENTER-OCCUPIED HOUSING UNITS EXCLUDES SINGLE-FAMILY HOMES ON 10 ACRES OR MORE OF LAND.

Source: U. S. Bureau of the Census and SEWRPC.

standard¹¹ housing, or which pay more than 30 percent of their adjusted gross income¹² for housing.

¹¹Housing units are considered to be substandard if they lack complete plumbing or kitchen facilities. Complete plumbing facilities includes hot and cold running water, a flush toilet, and a bathtub or shower. Complete kitchen facilities includes a sink with piped water, a range or cookstove, and a refrigerator.

¹²Adjusted gross income equals gross annual income from all sources before taxes and withholding minus \$400 for each minor dependent.

The housing objectives, principles, and standards set forth in Chapter IX also advocate the provision of adequate locational choice of housing to facilitate the opportunity for all households to enjoy a variety of employment, educational, cultural, and recreational opportunities. A common perception is that many households residing outside the County with persons working in Waukesha County cannot afford to buy or rent housing within the County. Thus, the size and characteristics, area of residence, occupation, earnings, full-time/part-time work status, household income, and housing costs, of the nonresident County workforce are also an important consideration in formulating a housing element for the Waukesha County development plan and are therefore also described in this section of the chapter.

Housing Needs of Households Residing in Waukesha County

The supply of housing is allocated to households within the housing market primarily on the basis of their ability and willingness to pay, as reflected in household income relative to the cost of available housing. Households with insufficient economic means may have to pay a disproportionate share of their income to reside in adequate, decent, safe, and sanitary housing and may accordingly choose other housing alternatives in the form of lower-cost, overcrowded, or substandard housing units. Households with such housing problems thus constitute households in housing need.

Households Occupying Overcrowded Housing Units:

The number of households occupying overcrowded housing units in 1990 can be determined using data collected by the U. S. Bureau of the Census. As indicated in Table 93, about 1,200 households, or about 1.1 percent of the total households in Waukesha County, were living under overcrowded conditions in 1990, with 1.01 or more persons per room. As further shown in Table 93, the proportion of households residing in overcrowded housing units was a significantly greater problem at the Region and State levels, in which 2.4 percent and 2.0 percent of total households, respectively, resided in overcrowded housing units. Among the civil divisions in the County, the City of Waukesha had the largest number of households residing in overcrowded housing units in 1990, with about 490 such households, while six communities, the Villages of Chenequa, Lac La Belle, and Oconomowoc Lake and the Towns of Ottawa, Summit, and Vernon, had no households residing in overcrowded housing units.

It should be noted that, according to data from the U. S. Bureau of the Census, the number of overcrowded households in the County decreased from 4,120 in 1970, to 1,440 in 1980 to 1,200 in 1990.

Table 92

**MONTHLY GROSS RENT^a BY NUMBER OF BEDROOMS FOR SPECIFIED^b
RENTER-OCCUPIED HOUSING UNITS IN WAUKESHA COUNTY: 1990**

Monthly Gross Rent ^a	No Bedrooms		1 Bedroom		2 Bedrooms		3 or More Bedrooms		Total	
	Housing Units ^b	Percent of Total	Housing Units ^b	Percent of Total	Housing Units ^b	Percent of Total	Housing Units ^b	Percent of Total	Housing Units ^b	Percent of Total
Less than \$100	0	0.0	0	0.0	43	0.4	0	0.0	43	0.2
\$100 to \$149	0	0.0	337	5.1	44	0.4	24	0.5	405	1.7
\$150 to \$199	0	0.0	310	4.6	29	0.3	83	1.6	422	1.8
\$200 to \$249	125	17.0	190	2.8	81	0.7	81	1.6	477	2.0
\$250 to \$299	73	9.9	435	6.5	52	0.5	68	1.3	628	2.7
\$300 to \$349	106	14.4	412	6.2	187	1.7	43	0.8	748	3.2
\$350 to \$399	135	18.4	732	11.0	321	3.0	147	2.9	1,335	5.7
\$400 to \$449	38	5.2	1,227	18.4	919	8.5	222	4.4	2,406	10.3
\$450 to \$499	48	6.5	1,120	16.8	1,401	12.9	193	3.8	2,762	11.8
\$500 to \$549	0	0.0	888	13.3	1,304	12.0	450	8.9	2,642	11.3
\$550 to \$599	0	0.0	491	7.3	2,275	21.0	749	14.7	3,515	15.1
\$600 to \$649	0	0.0	285	4.3	1,384	12.8	210	4.1	1,879	8.1
\$650 to \$699	38	5.2	154	2.3	1,396	12.9	513	10.1	2,101	9.0
\$700 to \$749	0	0.0	0	0.0	523	4.8	547	10.8	1,070	4.6
\$750 to \$999	96	13.1	44	0.7	710	6.5	1,437	28.2	2,287	9.8
\$1,000 or More	76	10.3	48	0.7	178	1.6	321	6.3	623	2.7
Total: Units Paying Cash Rent	735	100.0	6,673	100.0	10,847	100.0	5,088	100.0	23,343	100.0
No Cash Rent	0		62		125		341		528	
Median Gross Rent	\$370		\$440		\$570		\$670		\$540	

^aMonthly gross rent is the monthly contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water) and fuels if these are paid for by the renter.

^bSpecified renter-occupied housing units excludes single-family houses on 10 acres or more of land. The U.S. Bureau of the Census Public Use Microdata Samples, utilized to create this table, contains data based on a 5 percent sample of the population, as coded from Census questionnaires. Since the sample size for this data is smaller than that typically used by the Bureau of the Census in its publications, the totals displayed on this table do not exactly match the values reported in other Census publications such as Summary Tape File 3A.

Source: U. S. Bureau of the Census, Public Use Microdata Samples, and SEWRPC.

Overcrowded households, as a percent of total households in the County, decreased from 6.7 percent in 1970 to 1.6 percent in 1980 and to 1.1 percent in 1990. Thus, it may be concluded that the number and proportion of overcrowded households in Waukesha County has been decreasing steadily since 1970.

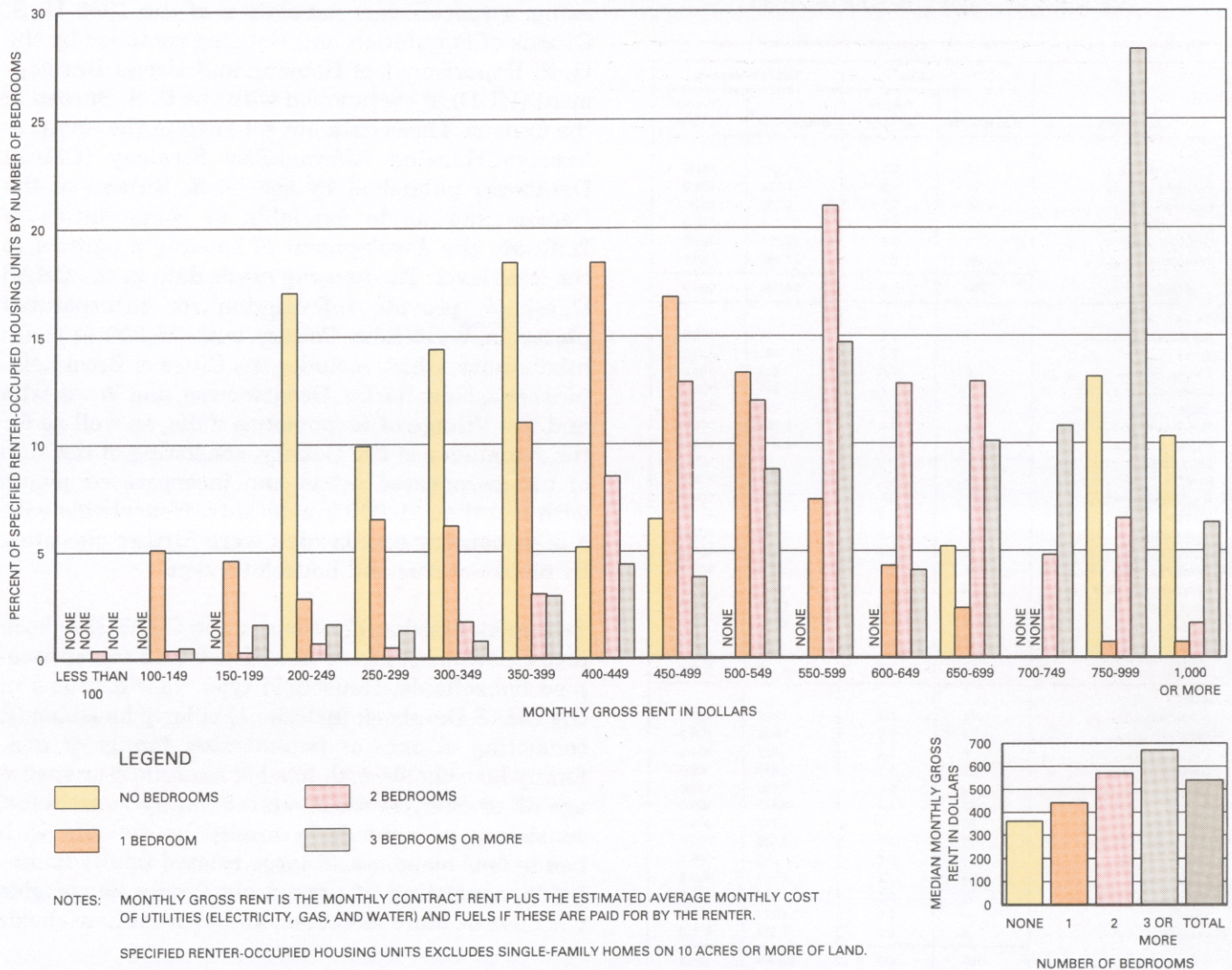
Substandard Housing Units: Information concerning the number of substandard housing units in 1990 can also be determined using data collected by the U. S. Bureau of the Census. As indicated in Table 94, about 350 housing units, or 0.3 percent of the total housing units in Waukesha County, were lacking complete plumbing facilities and about 500 housing units, or 0.5 percent of the total housing units in the County, were lacking complete kitchen facilities in 1990. As with conditions for

overcrowded housing, the Region and the State exhibited somewhat higher percentages of housing units lacking complete plumbing or kitchen facilities when compared to Waukesha County (see Table 94). Among the civil divisions in the County, the City of Waukesha had the largest number of housing units lacking complete plumbing or kitchen facilities, 99 housing units and 182 housing units, respectively. Fifteen of 37, or about 41 percent of all civil divisions in the County, had no housing units lacking complete plumbing facilities, and 11 of 37, or about 30 percent of all civil divisions in the County, had no housing units lacking complete kitchen facilities in 1990.

It should be noted that, on the basis of data from the U. S. Bureau of the Census, the number of housing units lacking complete plumbing facilities

Figure 71

MONTHLY GROSS RENT BY NUMBER OF BEDROOMS FOR SPECIFIED
RENTER-OCCUPIED HOUSING UNITS IN WAUKESHA COUNTY: 1990



Source: U. S. Bureau of the Census, Public Use Microdata Samples, and SEWRPC.

in the County decreased from 1,480 in 1970 to 830 in 1980 and to 350 in 1990. Housing units lacking complete kitchen facilities in the County decreased from 1,170 in 1970 to 890 in 1980 and to 500 in 1990. Housing units lacking complete plumbing facilities, as a percent of total housing units in the County, decreased from 2.3 percent in 1970 to 0.9 percent in 1980 and to 0.3 percent in 1990. Housing units lacking complete kitchen facilities, as a percent of total housing units in the County, decreased from 1.8 percent in 1970 to 1.0 percent in 1980 and to 0.5 percent in 1990. It may thus be

concluded that the number and proportion of substandard housing units in Waukesha County has been decreasing steadily since 1970.

It should be noted that conditions other than lack of complete kitchen or plumbing facilities may also typify substandard housing units, including, but not limited to, inadequate weatherization; inadequate or unsafe heating facilities; inadequate or unsafe wiring; severely flaking paint; sagging or broken porches, walls, steps, roofs, chimneys; and deficiencies in other structural components. While

Table 93

**STATUS OF OVERCROWDING FOR HOUSEHOLDS IN
WAUKESHA COUNTY BY CIVIL DIVISION,
THE REGION, AND THE STATE: 1990**

Community	Overcrowded ^a		Total Households	
	Households	Percent of Total	Households	Percent of Total
Cities				
Brookfield	56	0.5	11,996	100.0
Delafield	21	1.0	2,038	100.0
Muskego	69	1.2	5,578	100.0
New Berlin	100	0.9	11,637	100.0
Oconomowoc	14	0.3	4,221	100.0
Waukesha	494	2.3	21,188	100.0
Subtotal	754	1.3	56,658	100.0
Villages				
Big Bend	5	1.2	424	100.0
Butler	21	2.3	932	100.0
Chenequa	0	0.0	226	100.0
Dousman	6	1.7	363	100.0
Eagle	3	0.7	402	100.0
Elm Grove	20	0.9	2,258	100.0
Hartland	58	2.4	2,371	100.0
Lac La Belle	0	0.0	87	100.0
Lannon	5	1.4	364	100.0
Menomonee Falls	75	0.8	9,864	100.0
Merton	9	2.5	358	100.0
Mukwonago	28	1.8	1,549	100.0
Nashotah	5	2.9	172	100.0
North Prairie	2	0.5	414	100.0
Oconomowoc Lake	0	0.0	193	100.0
Pewaukee	17	0.9	1,886	100.0
Sussex	29	1.7	1,726	100.0
Wales	6	0.8	719	100.0
Subtotal	289	1.2	24,308	100.0
Towns				
Brookfield	5	0.4	1,416	100.0
Delafield	9	0.5	1,809	100.0
Eagle	8	1.2	657	100.0
Geneseo	21	1.1	1,828	100.0
Lisbon	12	0.4	2,690	100.0
Merton	30	1.4	2,143	100.0
Mukwonago	30	1.7	1,741	100.0
Oconomowoc	18	0.7	2,565	100.0
Ottawa	0	0.0	952	100.0
Pewaukee	24	0.7	3,297	100.0
Summit	0	0.0	1,376	100.0
Vernon	0	0.0	2,217	100.0
Waukesha	8	0.3	2,394	100.0
Subtotal	165	0.7	25,085	100.0
Waukesha County	1,208	1.1	106,051	100.0
The Region	16,433	2.4	676,593	100.0
The State	36,418	2.0	1,824,252	100.0

^aHousing units are considered overcrowded if the number of persons in the household exceeds the number of rooms, with 1.01 or more persons per room. For purposes of this standard, "rooms" includes living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, and enclosed porches suitable for year-round use. Excluded are bathrooms, halls or foyers, utility rooms, unfinished attics or basements, and other unfinished space used for storage.

Source: U. S. Bureau of the Census and SEWRPC.

these factors are important considerations, they can only be identified through a comprehensive inventory of housing conditions in the County, including extensive, costly, and time-consuming exterior and interior housing-condition surveys which are beyond the scope of this study.

Households with a High Housing-Cost Burden:

Households with a high housing-cost burden, those paying more than 30 percent of their adjusted gross income for gross housing costs,¹³ were identified by using a special data tabulation of the 1990 U. S. Census of Population and Housing compiled by the U. S. Department of Housing and Urban Development (HUD) in conjunction with the U. S. Bureau of the Census. These data are set forth in the Comprehensive Housing Affordability Strategy (CHAS) Databook, published by the U. S. Bureau of the Census and made available to communities to facilitate the development of housing programs at the local level. The housing needs data in the CHAS Databook provide information for incorporated places in Waukesha County with 10,000 or more inhabitants, which includes the Cities of Brookfield, Muskego, New Berlin, Oconomowoc, and Waukesha and the Village of Menomonee Falls, as well as for the remainder of the County, consisting of the sum of unincorporated areas and incorporated places with less than 10,000 inhabitants. Households with a high housing-cost burden were further classified by tenure status and household type.

Tenure status classifications in the CHAS Databook include owner-occupied households and renter-occupied households. Household type classifications in the CHAS Databook include: 1) elderly households, consisting of one- or two-member family or non-family households with head of household or spouse age 62 or over, 2) small related family households, consisting of nonelderly family households with two to four members, 3) large related family households, consisting of nonelderly family households with five or more members, and 4) other households

¹³Includes the monthly contract plus the estimated monthly cost of utilities (electricity, gas, and water) and fuels (oil, coal, kerosene, wood, etc.), if these are paid for by the renter, for renter-occupied housing units. Includes the sum of payments for mortgages, deeds of trust, contracts to purchase, or similar debts on the property (including payments for the first mortgage, second or junior mortgages, and home equity loans); real estate taxes; fire, hazard, and flood insurance on the property; utilities (electricity, gas, and water); and fuels (oil, coal, kerosene, wood, etc.) for owner-occupied housing units. It also includes, where applicable, the monthly condominium fee for condominiums and mobile home costs (personal property taxes, site rent, registration fees, and license fees) for mobile homes.

Table 94

**STATUS OF INCOMPLETE PLUMBING AND KITCHEN FACILITIES FOR
HOUSING UNITS IN WAUKESHA COUNTY BY CIVIL DIVISION, THE REGION, AND THE STATE: 1990**

Community	Lacking Complete Plumbing Facilities ^a		Lacking Complete Kitchen Facilities ^b		Total	
	Housing Units	Percent of Total	Housing Units	Percent of Total	Housing Units	Percent of Total
Cities						
Brookfield	35	0.3	28	0.2	12,254	100.0
Delafield	11	0.5	7	0.3	2,172	100.0
Muskego	11	0.2	5	0.1	5,759	100.0
New Berlin	8	0.1	22	0.2	12,102	100.0
Oconomowoc	8	0.2	8	0.2	4,350	100.0
Waukesha	99	0.4	182	0.8	22,065	100.0
Subtotal	172	0.3	252	0.4	58,702	100.0
Villages						
Big Bend	0	0.0	0	0.0	425	100.0
Butler	8	0.8	12	1.3	949	100.0
Chenequa	4	1.3	7	2.2	312	100.0
Dousman	0	0.0	3	0.8	357	100.0
Eagle	0	0.0	3	0.8	400	100.0
Elm Grove	12	0.5	0	0.0	2,398	100.0
Hartland	5	0.2	6	0.2	2,428	100.0
Lac La Belle	0	0.0	0	0.0	105	100.0
Lannon	11	3.0	7	1.9	368	100.0
Menomonee Falls	14	0.1	48	0.5	10,043	100.0
Merton	0	0.0	0	0.0	346	100.0
Mukwonago	9	0.5	8	0.5	1,643	100.0
Nashotah	0	0.0	2	1.0	191	100.0
North Prairie	3	0.7	0	0.0	411	100.0
Oconomowoc Lake	0	0.0	0	0.0	237	100.0
Pewaukee	4	0.2	15	0.7	2,004	100.0
Sussex	0	0.0	0	0.0	1,803	100.0
Wales	0	0.0	0	0.0	736	100.0
Subtotal	70	0.3	111	0.4	25,156	100.0
Towns						
Brookfield	0	0.0	18	1.3	1,430	100.0
Delafield	0	0.0	0	0.0	1,915	100.0
Eagle	4	0.5	2	0.3	763	100.0
Genesee	7	0.4	2	0.1	1,871	100.0
Lisbon	0	0.0	0	0.0	2,728	100.0
Merton	32	1.3	33	1.4	2,421	100.0
Mukwonago	44	2.4	39	2.1	1,847	100.0
Oconomowoc	10	0.4	15	0.5	2,841	100.0
Ottawa	1	0.1	3	0.3	1,030	100.0
Pewaukee	0	0.0	7	0.2	3,415	100.0
Summit	7	0.4	13	0.8	1,575	100.0
Vernon	0	0.0	0	0.0	2,267	100.0
Waukesha	0	0.0	6	0.2	2,491	100.0
Subtotal	105	0.4	138	0.5	26,594	100.0
Waukesha County	347	0.3	501	0.5	110,452	100.0
The Region	3,867	0.5	5,989	0.8	717,175	100.0
The State	29,777	1.4	28,177	1.4	2,055,774	100.0

^aComplete plumbing facilities includes hot and cold running water, a flush toilet, and a bathtub or shower.

^bComplete kitchen facilities includes a sink with piped water, a range or cookstove, and a refrigerator.

Source: U. S. Bureau of the Census and SEWRPC.

Table 95

HOUSEHOLDS WITH A GREATER THAN 30 PERCENT HOUSING-COST BURDEN IN WAUKESHA COUNTY, THE REGION, AND THE STATE: 1990

Area	Having Greater Than 30 Percent Housing Cost Burden ^a		Total Households	
	Households	Percent of Total	Households	Percent of Total
Waukesha County	20,361	19.2	106,051	100.0
The Region	162,685	24.0	676,593	100.0
The State	408,170	22.4	1,824,252	100.0

^aHouseholds which pay more than 30 percent of their adjusted gross income for housing costs.

Source: U. S. Department of Housing and Urban Development and U. S. Bureau of the Census, CHAS Databook; and SEWRPC.

derived by subtracting the foregoing three groups from total households.

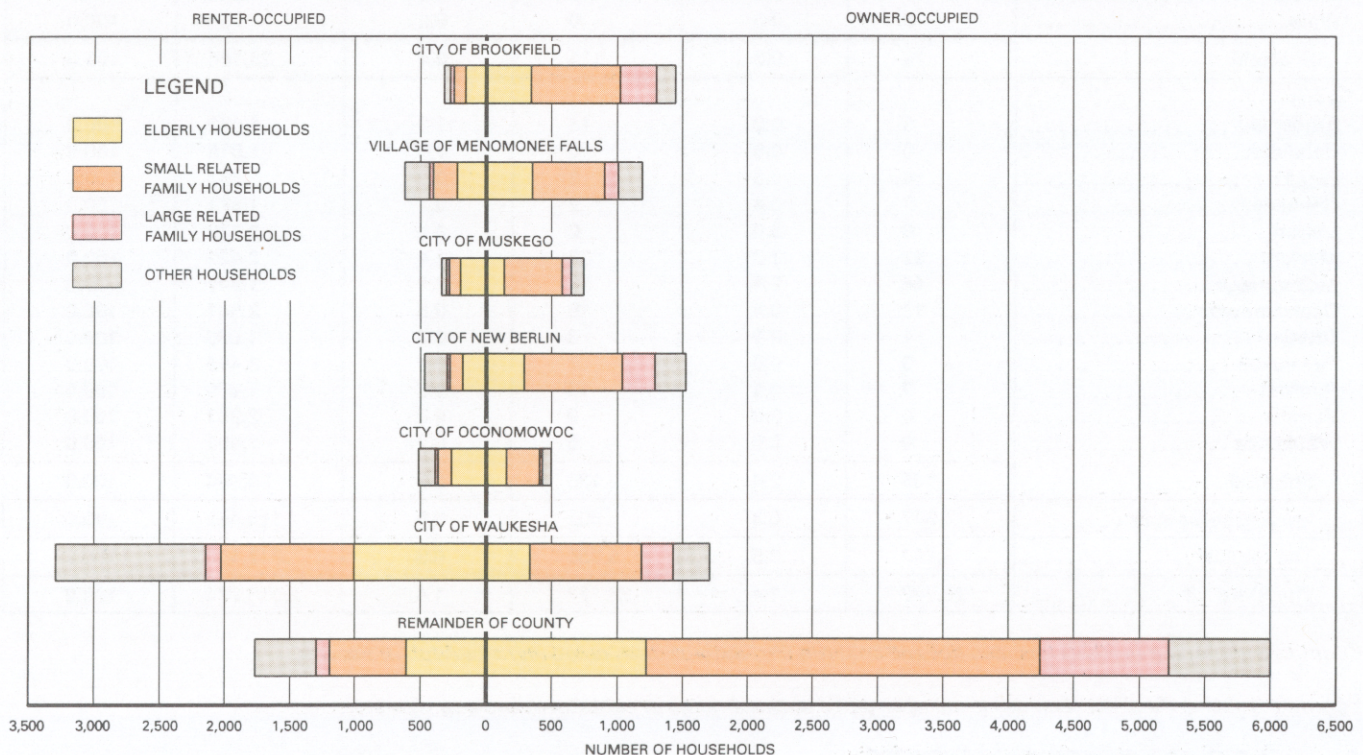
Number, Distribution, and Proportion of Households with a High Housing-Cost Burden: As indicated in Table 95, about 20,360 households, or 19 percent of

the total households in Waukesha County, paid more than 30 percent of their adjusted gross income for housing costs in 1990. As shown in Table 95, the percentage of total households with a high housing-cost burden was somewhat lower in the County than in the Region or the State, but nevertheless represented a significant percentage of households in the County.

Data concerning households in Waukesha County with a high housing-cost burden in 1990, by tenure status and household type, are presented in Table 96. As shown in this table, among the six largest communities in the County, the City of Waukesha contained the largest number of households with a high housing-cost burden, with about 5,000 such households. Also shown in this table and in Figure 72, the remainder of the County outside the six largest communities also contained a considerable number of households with a high housing-cost burden, with a total of about 7,760 such households. The Cities of Brookfield, Muskego, New Berlin, and Oconomowoc, and the Village of Menomonee Falls each contained between 1,000 and 2,000 households with a high housing-cost burden.

Figure 72

HOUSEHOLDS WITH A GREATER THAN 30 PERCENT HOUSING-COST BURDEN BY TENURE STATUS AND HOUSEHOLD TYPE IN WAUKESHA COUNTY: 1990



Source: U. S. Department of Housing and Urban Development and U. S. Bureau of the Census, CHAS Databook, and SEWRPC.

Table 96

**HOUSEHOLDS WITH A GREATER THAN 30 PERCENT HOUSING-COST
BURDEN BY TENURE STATUS AND HOUSEHOLD TYPE IN WAUKESHA COUNTY: 1990**

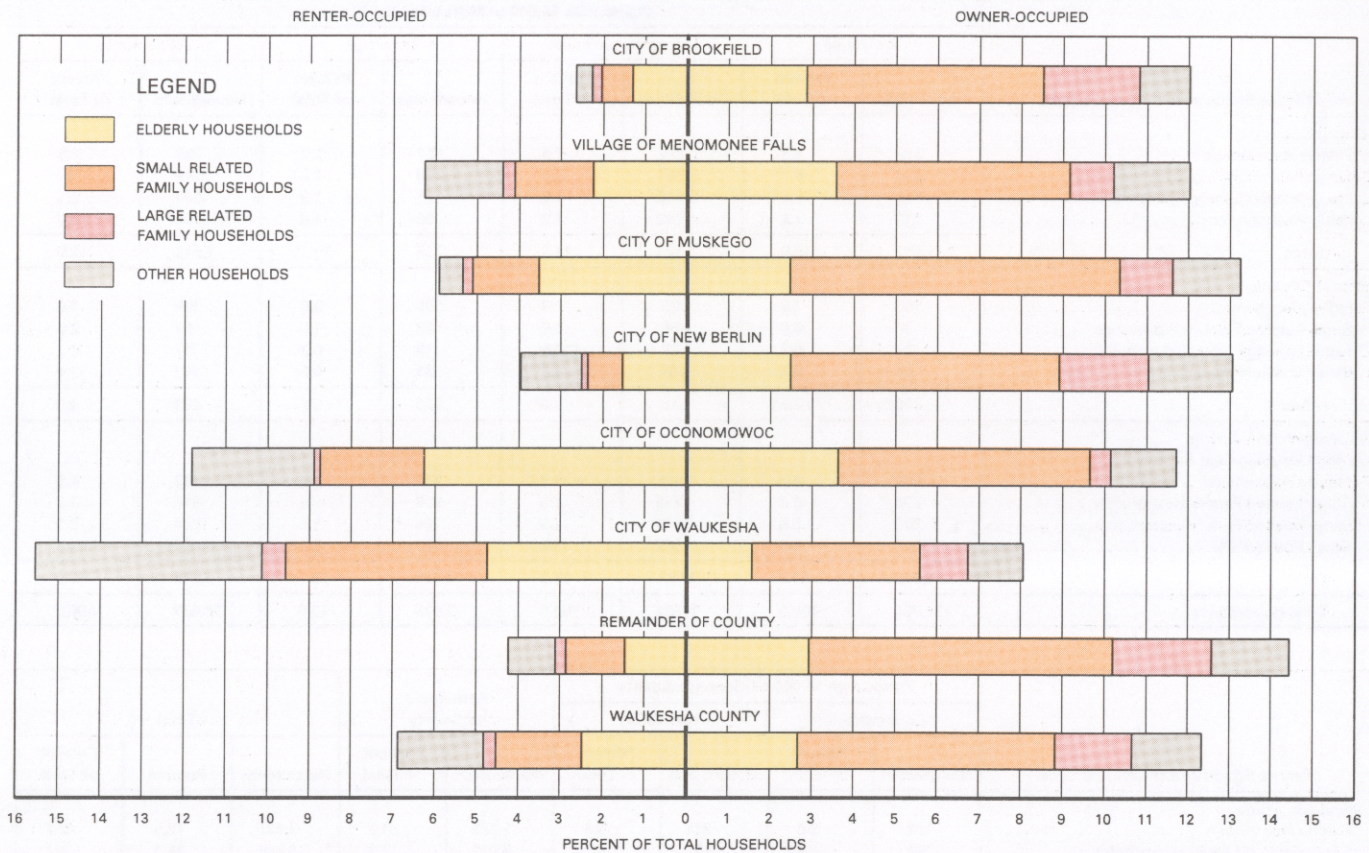
Tenure Status and Household Type	Places with 10,000 or More Inhabitants							
	Brookfield		Menomonee Falls		Muskego		New Berlin	
	Households	Percent of Total	Households	Percent of Total	Households	Percent of Total	Households	Percent of Total
Owner-Occupied								
Elderly Households	342	2.8	352	3.6	137	2.4	288	2.5
Small Related Family Households	680	5.7	551	5.6	440	7.9	749	6.4
Large Related Family Households	275	2.3	103	1.0	71	1.3	247	2.1
Other Households	144	1.2	180	1.8	90	1.6	234	2.0
Subtotal	1,441	12.0	1,186	12.0	738	13.2	1,518	13.0
Renter-Occupied								
Elderly Households	158	1.3	223	2.3	198	3.5	180	1.5
Small Related Family Households	90	0.8	185	1.9	88	1.6	97	0.8
Large Related Family Households	26	0.2	27	0.3	13	0.2	17	0.2
Other Households	44	0.4	183	1.8	31	0.6	167	1.4
Subtotal	318	2.7	618	6.3	330	5.9	461	4.0
All Households Having a High Housing Cost Burden								
Elderly Households	500	4.2	575	5.8	335	5.9	468	4.0
Small Related Family Households	770	6.4	736	7.5	528	9.5	846	7.3
Large Related Family Households	301	2.5	130	1.3	84	1.5	264	2.3
Other Households	188	1.6	363	3.7	121	2.2	401	3.4
Total	1,759	14.7	1,804	18.3	1,068	19.1	1,979	17.0
Total Households	11,996	100.0	9,864	100.0	5,578	100.0	11,637	100.0

Tenure Status and Household Type	Places with 10,000 or More Inhabitants				Remainder of County		Total		
	Oconomowoc		Waukesha						
	Households	Percent of Total	Households	Percent of Total	Households	Percent of Total	Households	Percent	Percent of Total
Owner-Occupied									
Elderly Households	153	3.6	333	1.6	1,222	3.0	2,827	13.9	2.7
Small Related Family Households	254	6.0	852	4.0	3,018	7.3	6,544	32.1	6.2
Large Related Family Households	21	0.5	242	1.1	985	2.4	1,944	9.6	1.8
Other Households	66	1.6	278	1.3	769	1.9	1,761	8.6	1.7
Subtotal	494	11.7	1,705	8.0	5,994	14.4	13,076	64.2	12.3
Renter-Occupied									
Elderly Households	265	6.3	1,010	4.8	811	1.5	2,645	13.0	2.5
Small Related Family Households	105	2.5	1,021	4.8	587	1.4	2,173	10.7	2.1
Large Related Family Households	6	0.1	120	0.6	102	0.2	311	1.5	0.3
Other Households	123	2.9	1,144	5.4	464	1.1	2,156	10.6	2.0
Subtotal	499	11.8	3,295	15.6	1,764	4.2	7,285	35.8	6.9
All Households Having a High Housing Cost Burden									
Elderly Households	418	9.9	1,343	6.3	1,833	4.4	5,472	26.9	5.2
Small Related Family Households	359	8.5	1,873	8.9	3,605	8.7	8,717	42.8	8.2
Large Related Family Households	27	0.6	362	1.7	1,087	2.6	2,255	11.1	2.1
Other Households	189	4.5	1,422	6.7	1,233	3.0	3,917	19.2	3.7
Total	993	23.5	5,000	23.6	7,758	18.7	20,361	100.0	19.2
Total Households	4,221	100.0	21,188	100.0	41,567	100.0	106,051	--	100.0

Source: U. S. Department of Housing and Urban Development and U.S. Bureau of the Census, CHAS Databook; and SEWRPC.

Figure 73

PROPORTION OF HOUSEHOLDS WITH A GREATER THAN 30 PERCENT HOUSING-COST BURDEN BY TENURE STATUS AND HOUSEHOLD TYPE IN WAUKESHA COUNTY: 1990



Source: U. S. Department of Housing and Urban Development and U. S. Bureau of the Census, CHAS Databook, and SEWRPC.

With respect to the relative proportion of households with a high housing-cost burden in 1990, as shown in Table 96 and Figure 73, the Cities of Waukesha and Oconomowoc exhibited the highest percentage of such households. Such households comprised about 24 percent of the total households in both cities. In the Cities of Brookfield, Muskego, and New Berlin, the Village of Menomonee Falls, and the remainder of the County outside the six largest communities, the percentage of households with a high housing-cost burden ranged from 15 to 19 percent of total households. As already noted, the percentage of households with a high housing-cost burden was 19 percent of total households in the County overall.

It should be noted that, according to 1972 data collected by the Regional Planning Commission and 1980 and 1990 data from the U. S. Bureau of the Census, the number of households in the County

spending more than 30 percent of their income for housing increased from 4,600 in 1972 to 15,700 in 1980 and to 20,360 in 1990. Households spending more than 30 percent of their income for housing, as a percentage of total households in the County, increased from 7.4 percent in 1972 to 17.8 percent in 1980 and to 19.2 percent in 1990. Thus, it may be concluded that the number and proportion of households spending more than 30 percent of their income for housing, the number and proportion of households with a high housing-cost burden, in Waukesha County has been increasing steadily since 1972.

Owner-Occupied Households with a High Housing-Cost Burden: About 13,080 owner-occupied households, or about 12 percent of the total households in Waukesha County, had a high housing-cost burden in 1990. As indicated in Table 96, about 7,090 of these owner-occupied households were located in the six largest communities in the County, while

about 5,990 such households were located in the remainder of the County. Among the six largest communities in the County, the City of Waukesha contained the largest number of owner-occupied households with a high housing-cost burden, about 1,710 such households. As shown in Table 96 and Figure 72, this was followed closely by the Cities of New Berlin and Brookfield, each with about 1,520 and 1,440 owner-occupied households, respectively, with a high housing-cost burden. The City of Oconomowoc contained the fewest number of owner-occupied households with a high housing-cost burden, about 490 such households.

With respect to the relative proportion of owner-occupied households with a high housing-cost burden in 1990, as shown in Table 96 and Figure 73, the remainder of the County, outside the six largest communities, had the highest proportion of such households, with such households comprising about 14 percent of total households. In the Cities of Brookfield, Muskego, New Berlin, and Oconomowoc, and the Village of Menomonee Falls, the proportion of owner-occupied households with a high housing-cost burden ranged from about 12 to 14 percent of total households. The City of Waukesha exhibited the smallest proportion of owner-occupied households with a high housing-cost burden, with such households comprising about 8 percent of total households.

Renter-Occupied Households with a High Housing-Cost Burden: About 7,290 renter-occupied households, or about 7 percent of the total households in Waukesha County, had a high housing-cost burden in 1990. As indicated in Table 96, about 5,530 of these renter-occupied households were located in the six largest communities in the County, while about 1,760 such households were located in the remainder of the County. Among the six largest communities in the County, the City of Waukesha contained the largest number of renter-occupied households with a high housing-cost burden, about 3,300 such households. As shown in Table 96 and Figure 72, the Village of Menomonee Falls had about 620 renter-occupied households with a high housing-cost burden, while the Cities of Brookfield, Muskego, New Berlin, and Oconomowoc each had less than 500 such households.

With respect to the relative proportion of renter-occupied households with a high housing-cost burden in 1990, as shown in Table 96 and Figure 73, the City of Waukesha exhibited the highest proportion of such households, with these households

comprising about 16 percent of total households. As indicated in Table 96 and Figure 73, this was followed somewhat closely by the City of Oconomowoc, where such households comprised about 12 percent of total households. Among the remaining four of the six largest communities in the County, the proportion of renter-occupied households with a high housing-cost burden ranged from about 3 percent of total households in the City of Brookfield to about 6 percent of total households in the Village of Menomonee Falls.

Household Type of Households with a High Housing-Cost Burden: As indicated in Table 96, of the total households in Waukesha County with a high housing-cost burden in 1990, about 5,470, or 27 percent, were elderly households; about 8,720, or 43 percent, were small related-family households; about 2,250, or 11 percent, were large related-family households; and about 3,920, or 19 percent, were other types of households. Of the types of households with a high housing-cost burden, as shown in Table 96 and indicated in Figures 72 and 73, elderly households and small related-family households comprised a significant majority of such households in the County. The levels of various household types with a high housing-cost burden differed by tenure status for each community.

With respect to elderly households with a high housing-cost burden, most resided in owner-occupied housing units in the Cities of Brookfield and New Berlin, the Village of Menomonee Falls, and the remainder of the County outside the six largest communities, as shown in Figures 72 and 73. Elderly households with a high housing-cost burden resided primarily in renter-occupied housing units in the Cities of Muskego, Oconomowoc, and Waukesha. In the County as a whole, elderly households with a high housing-cost burden were evenly split between the owner-occupied and renter-occupied categories. With respect to small related-family households with a high housing-cost burden, most resided in owner-occupied housing units in all areas of the County outside of the City of Waukesha. Large related-family households with a high housing-cost burden resided primarily in owner-occupied housing units. The number and distribution of other¹⁴ households with a high housing-cost

¹⁴Includes, for example, single-person households and nonfamily households with two or more unrelated persons.

Table 97

**MEDIAN PERCENTAGE OF 1989 HOUSEHOLD
INCOME ALLOCATED TO HOUSING BY RESIDENT
HOUSEHOLDS IN WAUKESHA COUNTY: 1990**

1989 Household Income Group	County Resident Households: 1990	Median Percentage of 1989 Household Income Allocated to Housing: 1990
Less than \$27,500	26,040	31.4
\$27,500 to \$34,999	10,180	22.8
\$35,000 to \$44,999	17,120	20.9
\$45,000 to \$59,999	21,910	18.0
\$60,000 to \$74,999	13,700	15.5
\$75,000 or More	16,690	12.2

Source: U. S. Bureau of the Census, Public Use Microdata Samples, and SEWRPC.

burden varied significantly by tenure status among the six largest communities in the County, but in the County as a whole, such households were evenly split between owner-occupied and renter-occupied categories, as shown in Figures 72 and 73.

County Resident Households in Greatest Housing Need: It should be noted that Comprehensive Housing Affordability Strategy (CHAS) Databook data concerning the number of households with a high housing-cost burden, about 20,360 households in Waukesha County in 1990, probably includes households which, it may be assumed, faced with the option of occupying housing which could be secured at a cost commensurate with their relatively high incomes, could have instead chosen to occupy lower-cost housing. It may also be assumed that some households, those with incomes below a certain threshold level, are faced with very few or no options for occupying adequate housing. A comparison of household income levels with levels of housing-cost burden for all households in the County provides additional insight into the number of households in housing need within the County.

Table 97 sets forth the number of households within Waukesha County in 1990 by household income category and also sets forth the median percentage of household income allocated to housing within each income category. As indicated in Table 97, Waukesha County resident households with 1989 incomes less than \$27,500, as a group, spent slightly more than 30 percent of their income for housing, while households in the income groups over \$27,500 spent considerably less than 30 percent of their income for housing. This indicates that households

with 1989 incomes above \$27,500 generally were able to secure adequate housing through the housing market, while households with 1989 incomes below \$27,500 generally were unable to secure such housing through the market at a cost commensurate with their incomes. Households with 1989 incomes below \$27,500 were thus considered to have housing needs which were not being met through the housing market.

The 20,360 households identified through the CHAS Databook as having a high housing-cost burden include about 6,890 households with 1989 incomes above \$27,500. These 6,890 households may be assumed to have the option of securing adequate and affordable housing through the market. The remainder, about 13,470 households, are those in greatest housing need and most likely unable to secure adequate housing through the market. This need warrants careful consideration as the housing element of the County development plan is formulated.

Potential Housing Needs Related
to the Waukesha County Workforce

As already noted, information on the housing needs of the nonresident component of the Waukesha County workforce is also of importance to any consideration of total housing needs in the County. The workforce is defined in the 1990 U. S. Census of Population and Housing as persons age 16 and older who reported a location in Waukesha County as their primary place of work in April, 1990.

Data Sources: The "Public Use Microdata Samples" (PUMS), released in 1993 by the U. S. Bureau of the Census, provides information based on a 5 percent sample of the population from long-form questionnaires completed for the 1990 U. S. Census of Population and Housing. The PUMS data are intended to permit the cross-tabulation of variables not possible using other Census products and not available in Census publications, while conforming with requirements to protect the confidentiality of Census respondents. The geography used for the PUMS data is relatively large scale, based on groups of counties or single counties with 100,000 or greater population. As a result, the PUMS analysis areas used in this section of the chapter are: 1) Jefferson and Walworth Counties, 2) Kenosha and Racine Counties, 3) Milwaukee County, 4) Waukesha County, 5) Ozaukee and Washington Counties, and 6) all other Wisconsin counties. Because the PUMS data were derived from a 5 percent

sample of the total population, which is a smaller sample than that used in other tabulations of the Census, the data should not be expected to match precisely that published in other Census products. Nevertheless, the number of persons reporting Waukesha County as their place of work, about 160,000 persons, provides a large enough set of sample data to produce reasonably reliable results for purposes of this study.

Summary Tape File S-5 (STF-S-5) is a tabulation of place-of-work questions from the 1990 U. S. Census of Population and Housing for all counties in the United States and presents the number of workers by county of residence by county of work. It does not, however, present characteristics of workers.

The Census Transportation Planning Package (CTPP) is a special tabulation of the 1990 U. S. Census of Population and Housing based on place of work questions from long-form questionnaires. The CTPP, unlike STF-S-5, presents characteristics of workers by their location of work. Using these data, in conjunction with the STF-S-5 data, it was possible to determine the number of workers, by area of residence, working in various subareas of the County. It should be noted, however, that place of work within Waukesha County was not specified in the CTPP for about 10,500 workers, or about 6.5 percent of total persons age 16 and older reporting Waukesha County as their primary place of work in 1990.

Number of Workers and Area of Residence/Area of Work Distribution: About 160,700 workers age 16 and over reported Waukesha County as their primary place of work at the time of Census enumeration in April 1990 (see Table 98). Of these, about 95,350, or 59 percent, reported their place of residence as Waukesha County; about 44,580, or 28 percent, reported their place of residence as Milwaukee County; about 8,970, or 6 percent, reported their place of residence as Ozaukee or Washington County; about 5,500, or 3 percent, reported their place of residence as Jefferson or Walworth County; about 2,670, or 2 percent, reported their place of residence as Kenosha or Racine County; and the remainder, about 3,630, or 2 percent, reported their place of residence as being outside of the Region and Jefferson County. In total, about 65,360 persons, or 41 percent of those working in Waukesha County, resided outside of the County in 1990: about 68 percent of those nonresident workers resided in neighboring Milwaukee County.

In several subareas of the County, as indicated in Table 98 and on Map 80, the number of workers commuting from other counties was greater than, or equal to, the number of Waukesha County resident workers in 1990. As indicated in Table 98 and Figure 74, nonCounty residents comprised about 60 percent of the workers in the Menomonee Falls-Lannon area and approximately half of the workers in the Brookfield-Elm Grove and New Berlin areas. NonCounty residents comprised about 27 percent of the workers in the Waukesha-Pewaukee area, the portion of the County with the highest level of employment. In total, about 53,350, or 82 percent of the nonresident workers, held primary jobs the Menomonee Falls-Lannon, Brookfield-Elm Grove, New Berlin, and Waukesha-Pewaukee areas in the eastern portion of the County. Conversely, about 70,670 Waukesha County residents, or 74 percent of those working in the County, worked in the aforementioned areas in the eastern portion of the County. It again should be noted that the area of work within Waukesha County was not specified for about 10,500 workers, or about 6.5 percent of the County workforce, in tabulations of the 1990 U. S. Census of Population and Housing.

As might be expected, a high percentage of non-County resident workers residing in Milwaukee County worked in the eastern portion of Waukesha County in 1990. About 39,200, or 88 percent of the workers commuting from Milwaukee County to Waukesha County, worked in the Menomonee Falls-Lannon, Brookfield-Elm Grove, New Berlin, and Waukesha-Pewaukee areas. It should also be noted that workers residing in Jefferson and Walworth counties comprised a significant proportion, 15 percent and 16 percent, respectively, of workers employed in the Lake Country and Dousman-Eagle areas of the County, as shown in Table 98.

Characteristics of the Workforce: The characteristics of Waukesha County workers with respect to occupation, earnings, hours worked per week, household income, and housing costs are set forth in Tables 99 through 105, and in Figures 75 through 80 corresponding to the tables. On the basis of this information, the following pertinent observations may be made:

With respect to the occupation of the workforce, shown in Table 99 and Figure 75, nonresident workers could be considered somewhat more highly skilled than were resident workers in 1990. About 43 percent of nonresident workers were employed in

Table 98

**PERSONS AGE 16 AND OLDER WORKING IN
WAUKESHA COUNTY BY AREA OF WORK AND AREA OF RESIDENCE: 1990**

Area of Residence	Area of Work in Waukesha County											
	Menomonee Falls-Lannon Area		Brookfield-Elm Grove Area		New Berlin Area		Muskego Area		Sussex-Lisbon Area		Waukesha Lake Country Area	
	Persons	Percent of Total	Persons	Percent of Total	Persons	Percent of Total	Persons	Percent of Total	Persons	Percent of Total	Persons	Percent of Total
Non-Residents												
Jefferson and Walworth Counties	141	0.6	653	1.7	315	1.8	52	1.5	74	2.0	2,106	15.3
Kenosha and Racine Counties	149	0.7	636	1.6	420	2.4	375	11.1	24	0.6	38	0.3
Milwaukee County	8,526	37.3	15,907	40.8	7,160	40.6	871	25.8	829	21.8	629	4.5
Ozaukee and Washington Counties	4,498	19.7	1,656	4.2	373	2.1	28	0.8	335	8.8	237	1.7
Other ^a	464	2.0	603	1.5	260	1.5	24	0.7	95	2.5	244	1.8
Subtotal	13,778	60.3	19,455	49.8	8,528	48.4	1,350	39.9	1,357	35.7	3,254	23.6
Residents												
Waukesha County	9,064	39.7	19,576	50.2	9,093	51.6	2,033	60.1	2,448	64.3	10,543	76.4
Total Workers	22,842	100.0	39,031	100.0	17,621	100.0	3,383	100.0	3,805	100.0	13,797	100.0

Area of Residence	Area of Work in Waukesha County									
	Waukesha-Pewaukee Area		South-Central Waukesha County Area		Dousman-Eagle Area		Unknown		Total: Waukesha County	
	Persons	Percent of Total	Persons	Percent of Total	Persons	Percent of Total	Persons	Percent of Total	Persons	Percent of Total
Non-Residents										
Jefferson and Walworth Counties	1,256	2.8	480	11.4	158	15.6	269	2.8	5,504	3.4
Kenosha and Racine Counties	679	1.5	109	2.6	12	1.2	231	2.2	2,673	1.7
Milwaukee County	7,623	17.1	352	8.4	21	2.1	2,666	25.4	44,584	27.7
Ozaukee and Washington Counties	1,155	2.8	34	0.8	0	0.0	654	6.2	8,970	5.6
Other ^a	874	2.0	8	0.2	22	2.2	1,035	9.9	3,629	2.3
Subtotal	11,587	26.0	983	23.4	213	21.1	4,855	46.3	65,360	40.7
Residents										
Waukesha County	32,938	74.0	3,226	76.6	797	78.9	5,633	53.7	95,351	59.3
Total Workers	44,525	100.0	4,209	100.0	1,010	100.0	10,488	100.0	160,711	100.0

^aIncludes workers living elsewhere in Wisconsin and outside of the State.

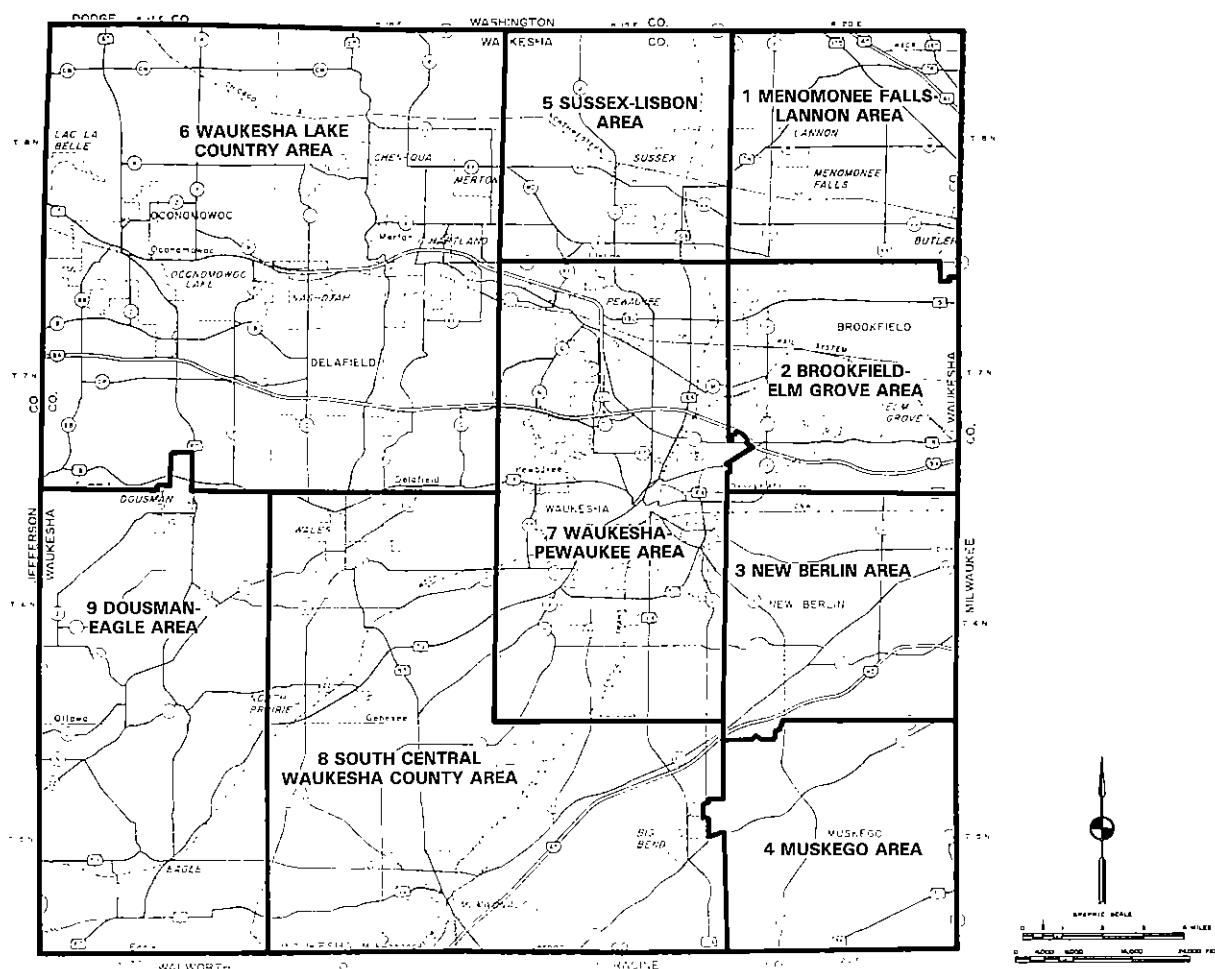
Source: U. S. Bureau of the Census Summary Tape File S-5, U. S. Bureau of the Census Transportation Planning Package, and SEWRPC.

more highly skilled and higher-paying managerial and professional specialties and in precision production, craft, and repair occupations, whereas about 40 percent of resident workers were employed in such occupations. The proportion of nonresident workers in the moderately skilled and moderate-paying technical, sales, and administrative support occupations was nearly the same as for resident workers, about 35 percent. The greatest difference in employment by occupation between nonresident workers and resident workers was in the lower-skilled and lower-paying services category: about 13 percent of the resident workers were employed in service occupations while only about 6 percent of nonresident workers were employed in such occupations.

With respect to the earnings of the workforce, as shown in Table 100 and Figure 76, nonresident workers earned slightly more, in terms of median earnings, than did resident workers in 1989. The median earnings for nonresident workers was about \$20,780 in 1989, while the median earnings for resident workers was about \$18,220, a difference of about \$2,560, or 12 percent. The relative distribution of earnings for both nonresident and resident workers, shown in Figure 76, indicates a larger proportion of resident workers have relatively very low earnings, below \$10,000, or relatively very high earnings, above \$50,000, than do nonresident workers. Conversely, a larger proportion of the nonresident workers was observed to fall within the earnings range from \$10,000 to \$50,000.

Map 80

AREAS OF WORK IN WAUKESHA COUNTY



Source: SEWRPC.

The median earnings of workers by occupation, shown in Table 101 and Figure 77, vary significantly. Resident workers employed in services occupations had the lowest median earnings, \$6,750, in 1989, while nonresident workers employed in managerial and professional specialty occupations had the highest median earnings, \$29,790, in 1989.

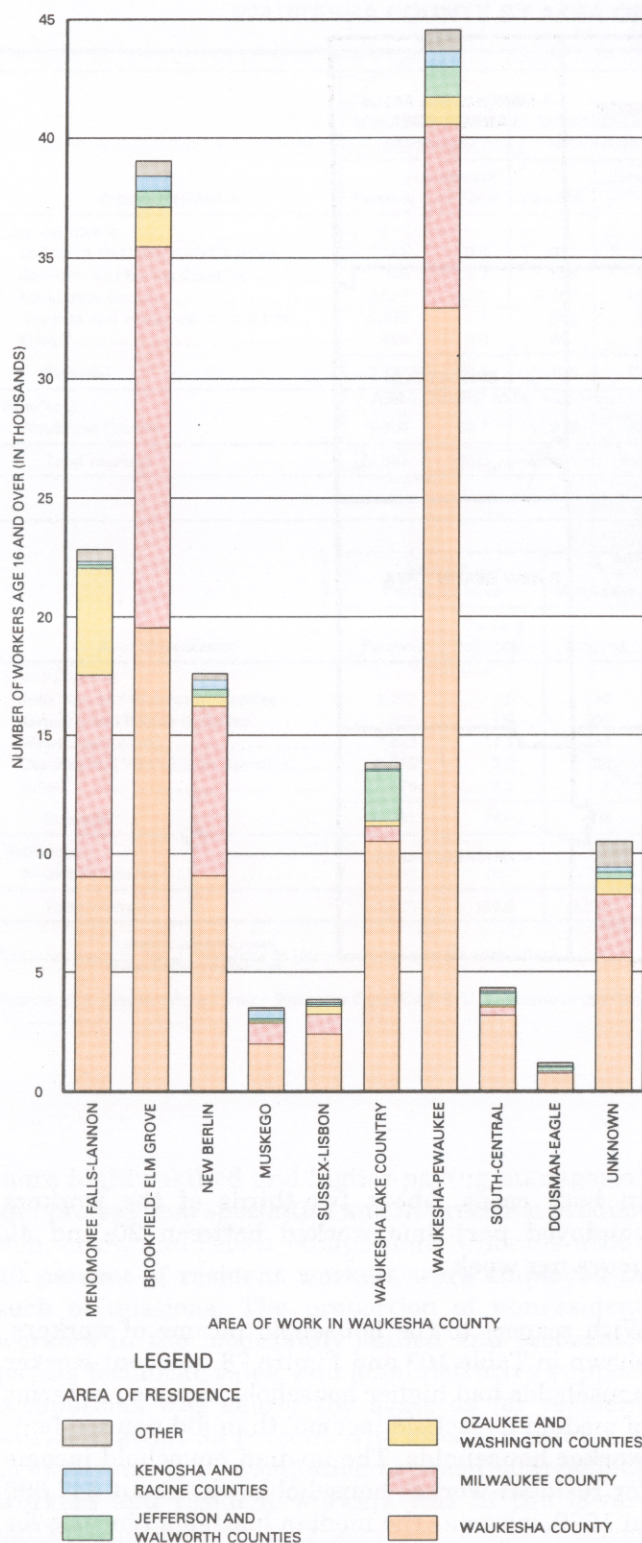
With respect to the number of hours worked per week, as shown in Table 102, more resident workers worked on a part-time basis, that is, less than 40 hours per week, than did nonresident workers. About 32 percent of the resident workers were employed part-time, while only about 21 percent of nonresident workers were employed part-time.

In both cases, about two-thirds of the workers employed part-time worked between 20 and 40 hours per week.

With respect to the household income of workers, shown in Table 103 and Figure 78, resident-worker households had higher household incomes, in terms of median household income, than did nonresident-worker households. The median household income for resident-worker households was about \$47,690 in 1989, whereas the median household income for nonresident-worker households was about \$42,170 in 1989, a difference of about \$5,520, or 12 percent. The median income and the income distribution, for nonresident-worker households is important

Figure 74

**PERSONS AGE 16 AND OLDER
WORKING IN WAUKESHA COUNTY BY
AREA OF WORK AND AREA OF RESIDENCE: 1990**



Source: U. S. Bureau of the Census Summary Tape File S-5,
U. S. Bureau of the Census Transportation Planning
Package, and SEWRPC.

insofar as it indicates the type and cost of housing such households can afford to purchase or rent in Waukesha County. The relative distribution of household incomes for both resident and non-resident-worker households, shown in Figure 78, indicates a larger proportion of resident-worker households with incomes above \$50,000 and a larger proportion of nonresident-worker households with incomes in the \$10,000 to \$50,000 range.

With respect to the housing costs incurred by workers, shown in Tables 104 and 105, and in Figures 79 and 80, workers living in Waukesha County paid significantly more for housing than did nonresident workers, measured in terms of the value of owner-occupied housing units and of gross rent for renter-occupied housing units. The median value for specified owner-occupied housing units¹⁵ occupied by households of resident workers was about \$96,860 in 1990, whereas the median value of such housing units occupied by households of nonresident workers was about \$71,710, a difference of about \$25,150, or 26 percent. The median monthly gross rent for specified renter-occupied housing units¹⁶ occupied by resident-worker households was about \$560 in 1990, whereas the median monthly gross rent of such housing units occupied by nonresident-worker households was about \$490, a difference of about \$70 per month, or 13 percent.

Households of Nonresident County Workers in Greatest Housing Need: As was the case for households of Waukesha County residents, it may be assumed that some households of nonresident County workers, those with incomes below a certain threshold level, are faced with very few or no options for occupying adequate housing without paying an excessive portion of their income to do so. A comparison of household income levels with levels of housing-cost burden for all households of nonresident County workers thus provides additional insight into the number of households in housing need among that subgroup of the County workforce.

Table 106 sets forth the number of households of nonresident County workers in 1990 by household income category, and also sets forth the median percentage of household income allocated to housing within each income category. As indicated in Table 106, households of nonresident

¹⁵See footnote 7.

¹⁶See footnote 9.

Table 99

EMPLOYMENT BY OCCUPATION OF PERSONS AGE 16 AND OLDER WORKING IN WAUKESHA COUNTY: 1990

Occupational Category	Non-Resident Workers		Resident Workers		Total Workers	
	Persons ^a	Percent of Total	Persons	Percent of Total	Persons	Percent of Total
Managerial and Professional Specialty	14,526	22.6	24,515	25.6	39,041	24.4
Technical, Sales, and Administrative Support	21,966	34.2	33,876	35.4	55,842	35.0
Services	4,130	6.4	12,283	12.9	16,413	10.3
Forestry, Farming, and Fishing	297	0.5	1,122	1.2	1,419	0.9
Precision Production, Craft, and Repair	10,336	16.1	10,512	11.0	20,848	13.0
Operators, Fabricators, and Laborers	12,946	20.2	13,290	13.9	26,236	16.4
Total	64,201	100.0	95,598	100.0	159,799	100.0

^aDoes not include persons working in Waukesha County but living outside the State.

Source: U. S. Bureau of the Census, Public Use Microdata Samples, and SEWRPC.

Table 100

1989 EARNINGS OF PERSONS AGE 16 AND OLDER WORKING IN WAUKESHA COUNTY: 1990

Worker Annual Earnings	Non-Resident Workers		Resident Workers		Total Workers	
	Persons ^a	Percent of Total	Persons	Percent of Total	Persons	Percent of Total
Less than \$5,000	4,863	7.6	14,560	15.6	19,423	12.4
\$5,000 to \$9,999	6,622	10.4	12,442	13.3	19,064	12.1
\$10,000 to \$14,999	9,235	14.5	12,053	12.9	21,288	13.5
\$15,000 to \$19,999	9,257	14.6	10,800	11.5	20,057	12.8
\$20,000 to \$24,999	8,653	13.6	8,780	9.4	17,433	11.1
\$25,000 to \$29,999	6,454	10.1	8,075	8.6	14,529	9.2
\$30,000 to \$34,999	6,913	10.9	6,960	7.4	13,873	8.8
\$35,000 to \$49,999	8,017	12.6	11,257	12.0	19,274	12.3
\$50,000 to \$74,999	2,428	3.8	5,797	6.2	8,225	5.2
\$75,000 or More	1,188	1.9	2,870	3.1	4,058	2.6
Subtotal with Earnings	63,630	100.0	93,594	100.0	157,224	100.0
No Earnings	571	--	2,004	--	2,575	--
Total	64,201	--	95,598	--	159,799	--
1989 Median Earnings for Persons with Earnings	\$20,780		\$18,220		\$19,570	

^aDoes not include persons working in Waukesha County but living outside the State.

Source: U. S. Bureau of the Census, Public Use Microdata Samples, and SEWRPC.

Table 101

1989 MEDIAN EARNINGS BY OCCUPATION FOR PERSONS AGE 16 AND OLDER WORKING IN WAUKESHA COUNTY: 1990

Occupational Category	Non-Resident Workers		Resident Workers		Total Workers	
	Median Earnings	Percent of All Total ^a Median Earnings	Median Earnings	Percent of All Total ^a Median Earnings	Median Earnings	Percent of All Total ^a Median Earnings
Managerial and Professional Specialty	\$29,790	152.2	\$29,420	150.3	\$29,450	150.5
Technical, Sales, and Administrative Support	18,370	93.9	15,090	77.1	16,290	83.2
Services	9,560	48.9	6,750	34.5	7,660	39.1
Forestry, Farming, and Fishing	14,100	72.0	10,280	52.5	11,350	58.0
Precision Production, Craft, and Repair	25,930	132.5	26,110	133.4	25,980	132.8
Operators, Fabricators, and Laborers	18,420	94.1	18,470	95.8	18,580	94.9
Total	\$20,780	106.2	\$18,220	93.1	\$19,570	100.0

^a"All total" median earnings represents the median earnings for all occupations for the total County workers in 1989, or \$19,570.

Source: U. S. Bureau of the Census, Public Use Microdata Samples, and SEWRPC.

Table 102

HOURS WORKED PER WEEK FOR PERSONS AGE 16 AND OLDER IN WAUKESHA COUNTY: 1990

Hours Worked Per Week	Non-Resident Workers		Resident Workers		Total Workers	
	Persons ^a	Percent of Total	Persons	Percent of Total	Persons	Percent of Total
Worked 4 to 9 Hours	856	1.3	2,941	3.0	3,797	2.4
Worked 10 to 19 Hours	2,612	4.1	8,140	8.5	10,752	6.7
Worked 20 to 29 Hours	4,284	6.6	10,119	10.6	14,403	9.0
Worked 30 to 39 Hours	5,682	8.9	9,712	10.2	15,394	9.7
Subtotal Part-Time	13,434	20.9	30,912	32.3	44,436	27.8
Worked 40 or More Hours	50,767	79.1	64,686	67.7	115,453	72.2
Total	64,201	100.0	95,598	100.0	159,799	100.0

^aDoes not include persons working in Waukesha County but living outside the State.

Source: U. S. Bureau of the Census, Public Use Microdata Samples, and SEWRPC.

Table 103

1989 HOUSEHOLD INCOME OF HOUSEHOLDS WITH PERSONS
AGE 16 AND OLDER WORKING IN WAUKESHA COUNTY: 1990

Worker Household Income	Non-Resident Workers		Resident Workers		Total Workers	
	Households ^a	Percent of Total	Households	Percent of Total	Households	Percent of Total
Less than \$5,000	298	0.5	301	0.5	599	0.5
\$5,000 to \$9,999	624	1.1	882	1.4	1,506	1.3
\$10,000 to \$14,999	2,481	4.4	1,532	2.4	4,013	3.4
\$15,000 to \$19,999	2,925	5.2	2,744	4.4	5,669	4.8
\$20,000 to \$24,999	4,253	7.6	3,527	5.6	7,780	6.5
\$25,000 to \$29,999	4,191	7.4	3,604	5.8	7,795	6.5
\$30,000 to \$34,999	4,983	8.9	4,380	7.0	9,363	7.9
\$35,000 to \$39,999	5,556	9.9	5,358	8.5	10,914	9.2
\$40,000 to \$44,999	6,047	10.8	5,782	9.2	11,829	9.9
\$45,000 to \$49,999	5,509	9.8	5,427	8.7	10,936	9.2
\$50,000 to \$59,999	7,183	12.8	9,236	14.7	16,419	13.8
\$60,000 to \$74,999	6,093	10.8	9,102	14.5	15,195	12.8
\$75,000 to \$99,999	4,155	7.4	6,475	10.3	10,630	8.9
\$100,000 or More	1,896	3.4	4,401	7.0	6,297	5.3
Total Households	56,194	100.0	62,751	100.0	118,945	100.0
1989 Median Household Income	\$42,170		\$47,690		\$45,000	

^aDoes not include households with persons working in Waukesha County but living outside the State.

Source: U. S. Bureau of the Census, Public Use Microdata Samples, and SEWRPC.

Table 104

**VALUE^a FOR SPECIFIED^b OWNER-OCCUPIED HOUSING UNITS FOR
HOUSEHOLDS WITH PERSONS AGE 16 AND OLDER WORKING IN WAUKESHA COUNTY: 1990**

Value ^a	Non-Resident Workers		Resident Workers		Total Workers	
	Housing Units ^b	Percent of Total	Housing Units ^b	Percent of Total	Housing Units ^b	Percent of Total
Less than \$15,000	9	0.0	24	0.1	33	0.0
\$15,000 to \$19,999	34	0.1	19	0.0	53	0.1
\$20,000 to \$24,999	121	0.4	0	0.0	121	0.2
\$25,000 to \$29,999	228	0.8	0	0.0	228	0.3
\$30,000 to \$34,999	648	2.2	67	0.2	715	1.0
\$35,000 to \$39,999	795	2.7	0	0.0	795	1.1
\$40,000 to \$44,999	1,256	4.3	112	0.3	1,368	1.9
\$45,000 to \$49,999	1,716	5.9	274	0.6	1,990	2.8
\$50,000 to \$59,999	4,308	14.8	1,758	4.1	6,066	8.4
\$60,000 to \$74,999	7,007	24.0	6,180	14.3	13,187	18.2
\$75,000 to \$99,999	7,467	25.6	15,089	34.9	22,556	31.1
\$100,000 to \$124,999	2,790	9.6	8,902	20.5	11,692	16.1
\$125,000 to \$149,999	1,415	4.9	4,569	10.6	5,984	8.3
\$150,000 to \$174,999	582	2.0	2,480	5.7	3,062	4.2
\$175,000 to \$199,999	232	0.8	1,011	2.3	1,243	1.7
\$200,000 to \$249,999	327	1.1	1,220	2.8	1,547	2.1
\$250,000 to \$299,999	48	0.2	592	1.4	640	0.9
\$300,000 to \$399,999	115	0.4	686	1.6	801	1.1
\$400,000 or More	72	0.2	273	0.6	345	0.5
Total Specified ^b Owner-Occupied Housing Units	29,170	100.0	43,256	100.0	72,426	100.0
Median Value	\$71,710		\$96,860		\$87,920	

^aValue is the Census respondent's estimate of how much the property would sell for if it were for sale.

^bSpecified owner-occupied housing units include owner-occupied one-family houses on less than 10 acres of land, without a business or medical office of the property; owner-occupied condominiums; and owner-occupied mobile homes.

Source: U. S. Bureau of the Census, Public Use Microdata Samples, and SEWRPC.

Table 105

**GROSS RENT^a FOR SPECIFIED^b RENTER-OCCUPIED HOUSING UNITS FOR
HOUSEHOLDS WITH PERSONS AGE 16 AND OLDER WORKING IN WAUKESHA COUNTY: 1990**

Monthly Gross Rent ^a	Non-Resident Workers		Resident Workers		Total Workers	
	Housing Units ^b	Percent of Total	Housing Units ^b	Percent of Total	Housing Units ^b	Percent of Total
Less than \$100	19	0.1	0	0.0	19	0.1
\$100 to \$149	101	0.5	29	0.2	130	0.4
\$150 to \$199	130	0.6	15	0.1	145	0.4
\$200 to \$249	269	1.3	233	1.6	502	1.4
\$250 to \$299	596	2.9	401	2.8	997	2.9
\$300 to \$349	1,553	7.6	461	3.2	2,014	5.8
\$350 to \$399	2,071	10.1	936	6.5	3,007	8.6
\$400 to \$449	2,696	13.2	1,465	10.2	4,161	12.0
\$450 to \$499	3,595	17.6	1,835	12.7	5,430	15.6
\$500 to \$549	2,499	12.3	1,576	10.9	4,075	11.7
\$550 to \$599	2,099	10.3	2,460	17.1	4,559	13.1
\$600 to \$649	1,578	7.7	1,055	7.3	2,633	7.6
\$650 to \$699	1,400	6.9	1,400	9.7	2,800	8.0
\$700 to \$749	712	3.5	893	6.2	1,605	4.6
\$750 to \$1,000	852	4.2	1,424	9.9	2,276	6.5
\$1,000 or More	234	1.2	230	1.6	464	1.3
Total Specified ^b Renter-Occupied Housing Units Paying Cash Rent	20,404	100.0	14,413	100.0	34,817	100.0
No Cash Rent	326		340		666	
Median Monthly Gross Rent ^a	\$490		\$560		\$510	

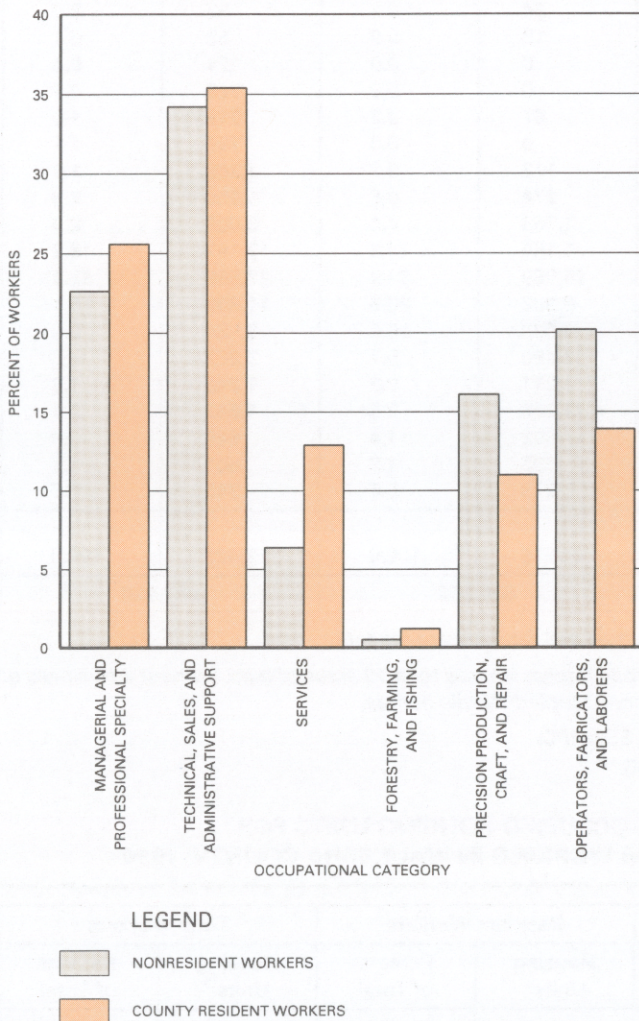
^aMonthly gross rent is the monthly contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water) and fuels if these are paid for by the renter.

^bSpecified renter-occupied housing units excludes one-family houses on 10 or more acres of land.

Source: U.S. Bureau of the Census, Public Use Microdata Samples, and SEWRPC.

Figure 75

**EMPLOYMENT BY OCCUPATION
OF PERSONS AGE 16 AND OLDER
WORKING IN WAUKESHA COUNTY: 1990**



Source: U. S. Bureau of the Census, Public Use Microdata Samples, and SEWRPC.

County workers with 1989 incomes under \$27,500, as a group, spent about 30 percent of their income for housing, while households of nonresident County workers in the income groups over \$27,500 spent considerably less than 30 percent of their income for housing. This indicates that households with 1989 incomes over \$27,500 generally were able to secure adequate housing through the housing market, while households with 1989 incomes below \$27,500 generally were unable to secure such housing through the market at a cost commensurate with their incomes.

As shown in Table 106, the number of households of nonresident County workers with 1989 incomes below \$27,500 stood at about 12,920 in 1990. It is likely that some of those households would choose to reside in Waukesha County, given the opportunity to do so without paying an even larger disproportionate share of their income for housing. Definitive information concerning the number of households of nonresident County workers that would prefer to reside in the County is unavailable. Therefore, for purposes of this analysis, it was assumed that one-half of all such households, or about 6,460 households, might choose to reside in the County if they could afford to do so. This need also warrants consideration as the housing element of the County development plan is formulated.

GOVERNMENT ACTIVITY IN HOUSING

An inventory of government-sponsored housing and housing-related programs is necessary in order to understand and assess the potential role of government in helping the private sector to meet housing needs in Waukesha County. The array of local, State, and Federal housing programs is diverse, dealing with a full range of housing and housing-related issues. That array of programs is also dynamic, with programs and funding availability almost continually changing. Therefore, the housing programs described here focus on those programs which have potential for increasing the availability of lower-cost housing within the County.

The types of housing programs described herein generally fit into the following categories: 1) programs of local housing agencies and organizations which are designed to expand opportunities for more affordable housing, provide one-time rental or homebuyer assistance, and encourage housing rehabilitation, 2) programs which provide subsidies or incentives for developers to construct or rehabilitate housing affordable by lower-income households, and 3) programs which provide direct subsidies to income-qualified households.

The first part of this section describes housing programs sponsored primarily by local organizations and units of government. The second and third parts of this section describe State and Federal housing and housing-related programs. Although many local housing programs receive funding from State or Federal sources, the local programs are at the forefront in addressing housing problems in